

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 1, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Phillips and Rankin.

ABSENT: Alderman Hardwick
Alderman Linnell (Illness)
Alderman Sweeney (Leave of Absence)
Alderman Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Windermere School, under the direction of Mr. Achtemichuck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 18, 1971, be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the Minutes of the Special Council Meeting (Court of Revision), dated May 18, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Adams,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Block 71:
Acquisition of Lot 38

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see page 10)

COMMUNICATIONS OR PETITIONS

1. Delegation Request:
Spraying of Asbestos

A communication was received from the Building and Construction Trades Council Secretary requesting the opportunity of appearing before the Council to present a brief outlining health hazards which have arisen from the use of asbestos, particular reference being made to the spraying of asbestos in the Pacific Centre development.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Spraying of Asbestos (cont'd)

MOVED by Ald. Broome,

THAT the delegation be heard; however, before appearing the organization be in communication with the Medical Health Officer and the Workmen's Compensation Board on the matter.

- CARRIED

2.

Provincial Government Building:
Block 61 (Taxes)

A letter was received from the Vancouver Central Council of Ratepayers forwarding a resolution with respect to the proposed Provincial Government development on Block 61, proposing the Council do not issue permits for construction until an agreement is reached for payment of taxes. It is further resolved that parking required for the development be developed by the Provincial Government.

MOVED by Ald. Phillips,

THAT this communication be received for information and a copy forwarded to the Provincial Government;

FURTHER that the organization be advised the Council is not in a position to withhold a permit as suggested.

- CARRIED

3.

'In Camera' Meetings

A communication was noted from His Worship the Mayor referring to the Council action on April 27th in appointing a Screening Committee to review 'In Camera' matters, for a trial period of one month. His Worship recommended this procedure continue.

MOVED by Ald. Bird,

THAT, pursuant to recommendation of His Worship the Mayor, the Screening Committee procedure regarding 'In Camera' matters for Council be continued.

- CARRIED

4. Sale of City-owned Lots:
37th Avenue between Chester and
Inverness Streets

MOVED by Ald. Broome,

THAT delegations in respect of sale of City-owned lots on 37th Avenue between Chester and Inverness Streets, be heard by Council on June 8th when the Board of Administration report on the matter will be presented for consideration.

- CARRIED

5. Proposed Hotel Development:
1015 Burrard Street

A communication was received from St. Paul's Hospital, under date of May 31, 1971, regarding a proposed hotel development at 1015 Burrard Street. Concern was expressed about plans to provide a roof-top dining and cocktail entertainment centre and plans to provide an unallocated area on the lower level compatible to potential beer parlour development.

cont'd.....

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COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Hotel Development:
1015 Burrard Street (cont'd)

Mr. Lisogar, of Lisogar Construction Limited, appeared before the Council and stated there would be no beer parlour in this development or any roof-top restaurant containing a cabaret.

MOVED by Ald. Adams,

THAT the development permit be issued for this development on the basis only of the provisions of Council's resolutions and it be stated, as conditions to issuance of the permit, that there shall be no beer parlour provided or roof-top cabaret.

- CARRIED

6. Transient Youth

A telegram, addressed to His Worship the Mayor, from the Honourable R. Basford, M.P., was submitted, referring to a meeting which took place between the Parliamentary Secretary to the Secretary of State, Alderman Linnell and the Director of Welfare Services, on May 19th to discuss certain problems re transient youth, and that it was Mr. Faulkner's understanding the City had solved its problem and financial arrangements made for the Federal Government to bear fifty percent of the cost of summer hostel accommodation under the Canada Assistance Plan, was fully understood.

A report from the Director of Welfare Services with regard to this meeting was submitted under date of May 31st, referring to financial assistance proposed by the Federal Government and concluding with the suggestion that the proposed meeting between the Council and local Members of Parliament take place. The Director of Welfare Services draws the conclusion that, in his opinion, the whole principle of maintaining travelling youth through the provisions of a welfare program is not an activity which has any place in the welfare program.

His Worship the Mayor, by letter dated May 31st, reported that letters were sent to local Members of Parliament asking for an emergency session but no date has been set since arrangements could not be made for the meeting within the two week period set, as only three replies were received.

MOVED by Ald. Phillips,

THAT His Worship the Mayor be instructed to 'phone the local Members of Parliament and press for the meeting, authorized previously by the Council, to take place in Vancouver.

- CARRIED

7. Question re Four Seasons Hotel Development

A resolution was received from the Park Board, by letter dated June 1, 1971, as follows:

'THAT City Council be requested to defer the plebiscite regarding purchase of the Harbour Park Holdings until such time as a decision is brought down by the Provincial Courts'.

MOVED by Ald. Adams,

THAT His Worship the Mayor forward an appropriate letter to the Park Board in reply, pointing out that it would not be realistic to grant the Park Board's request and defer the Question since, in the normal way, the trial date in connection with the action being brought against the City on the matter, is expected to be some considerable time hence.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

8. Joint Study Provincial-Municipal Finances:
Union of British Columbia Municipalities

Alderman Broome referred to a communication from the Executive Director of the U.B.C.M., enclosing a report dated May 15th of the Union of British Columbia Municipalities, prepared by T.J. Plunkett Associates Ltd., entitled 'The Municipal Picture in British Columbia'. It was,

MOVED by Ald. Broome,

THAT this report be referred to the Board of Administration for report to Council and to give consideration to the number of copies which should be ordered from the U.B.C.M.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 28, 1971

Works and Utility Matters

Underground Wiring for
New Subdivisions (Clause 7)

MOVED by Ald. Phillips,

THAT consideration of this clause be deferred for one week, a copy be forwarded to the Anglican Church (Synod of the Diocese of New Westminster), and the church informed representation may be made before the Council on the matter if it is desired.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,

THAT Clauses 1 to 6 inclusive of the report of the Board of Administration (Works and Utility matters), dated May 28, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Social Service and Health matters), dated May 28, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Harbours and Parks Matters

Community Centre: Champlain Heights

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Harbours and Parks matters), dated May 28, 1971, be received for information.

- CARRIED

Building and Planning Matters

Youth Residence:

199 West 6th Avenue (Clause 3)

It was agreed that consideration of this clause be deferred pending consideration of a related matter later this day. (see pages 10 and 11)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Air-Supported Structure:

St. George's School

4175 West 29th Avenue (Clause 4)

MOVED by Ald. Calder,

THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, be adopted and a copy be furnished to the Park Board for information.

- CARRIED

Illegal Accommodation:

1994 East 12th Avenue (Clause 5)

MOVED by Ald. Adams,

THAT Clause 5 of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, be adopted and the solicitor for Mr. and Mrs. Rosa be advised he may proceed to the Board of Variance if he so wishes, and if in order to do so.

- CARRIED

Rezoning Application: N/S 16th Avenue

between Macdonald and Stephens Streets (Clause 6)

The Board of Administration submitted reports of the Town Planning Commission and the Technical Planning Board on an application from Mr. A. Cooper of Texaco Canada Limited for amendment to the Zoning By-law to rezone Lot D, Block 121, D.L. 541, N/S of 16th Avenue between Macdonald and Stephens Streets, from an RT-2 Two Family Dwelling District to a C-1 Commercial District.

MOVED by Ald. Broome,

THAT this application be forwarded to a Public Hearing.

- CARRIED

Gospel Tent Meetings at 22nd Avenue

between Penticton and Nanaimo Streets (Clause 7)

The Board of Administration submitted for consideration a request from Mr. C. Cox on behalf of various Gospel Halls for permission to hold tent meetings every evening between 8:00 and 9:00 p.m. from mid-June to mid-July, 1971, on City-owned land on 22nd Avenue between Penticton and Nanaimo Streets. Details are set out in the report.

It is pointed out in the Board of Administration report that a petition has been submitted and signed by a number of residents in the area stating there is no objection to this proposal.

MOVED by Ald. Bird,

THAT permission be granted as requested, subject to the following conditions:

- (a) conformity with all relevant By-laws
- (b) a rent of \$150 per month
- (c) a bond of \$100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property and Insurance
- (d) consultation with the neighbouring property owners as to the location of facilities
- (e) approval of the Medical Health Officer

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

West End Community Centre:
Ice Rink and Swimming Pool (Clause 8)

The Board of Administration submitted a report of the Director of Planning and Civic Development as a result of a resolution from the Town Planning Commission recommending that the skating rink proposed for the West End Community Centre be regulation hockey size and provision be made on the site for a future swimming pool. The following is extracted from the report:

"With regard to the provision of a skating rink, P.S. Ross and Partners were specially engaged to assist the consulting architects in advising the Board on the appropriate size of the skating rink, having regard to funds available. As a result of these studies and with the agreement of the West End Community Centre Association, a skating rink 70' x 140' has been decided upon for recreational skating. This compares with a regulation hockey rink size of 80' x 180'. A major factor was the cost of the larger facility, \$450,000, compared with \$290,000.

While not within the present contract, the Community Centre/Senior Citizens' Project/School site layout will include provision for a site for a future 25-metre swimming pool."

MOVED by Ald. Broome,

THAT the report of the Director of Planning and Civic Development be received and a copy furnished to the Town Planning Commission for information.

- CARRIED

Vanier Park:
Demolition of Building #14 (Clause 9)

The Board of Administration submitted a report from the Director of Planning and Civic Development respecting a letter from the B.C. Wildlife Federation urging Building #14 in Vanier Park be retained as a Natural History Museum. The president of the B.C. Science and Technology Museum submitted a similar request, supported by 14 other organizations including the B.C. Wildlife Federation, asking, in addition to retaining the building, that it be refurbished and developed for museum purposes.

It is advised that on April 6, 1971, the Council received a report from the Board of Administration in which it is concluded:

"Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972".

MOVED by Ald. Broome,

THAT the report of the Director of Planning and Civic Development be received.

- CARRIED

Retention of Carport:
3543 Point Grey Road (Clause 12)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, Clauses 1, 2, 10 and 13 be adopted and Clause 11 received for information.

- CARRIED

During consideration of the foregoing matters, the Council observed a short recess and held an 'In Camera' meeting.

Licenses and Claims Matters

Claim #11323 - Mrs. Gladys Green

It was agreed to defer consideration of this matter pending the hearing of a delegation as requested and it was instructed that the Superintendent of Parks be requested to be present when the delegation is before the Council.

Fire and Traffic Matters

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Fire and Traffic matters), dated May 28, 1971, be received for information.

- CARRIED

Finance Matters

Grey Cup Trust Fund (Clause 3)

The Board of Administration advised of a communication from the Chairman of the 1971 Grey Cup Festival Committee requesting the balance of funds from previous Grey Cup festivities, i.e. \$2,388.00 not including interest, held in trust by the City, be turned over to this Committee.

MOVED by Ald. Adams,

THAT no action be taken on the request at this time.

- CARRIED

Grants: St-Jean-Vianney Landslide (Clause 4)

Western Canada School of Alcohol and
Narcotic Education (Clause 5)

It was agreed to defer consideration of these grant requests until a more appropriate meeting when the required members of Council will be present.

Municipal Regional Data Processing Centre (Clause 6)

The Board of Administration reported as follows:

" The Corporation of the District of Burnaby has invited the City of Vancouver and other member municipalities of the Greater Vancouver Regional District to participate in an Inter-Municipal Committee to examine and report upon the feasibility of establishing a regional data processing centre. The District of Burnaby has asked that each municipality appoint a Council member and a staff member to the Committee.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Municipal Regional Data
Processing Centre (cont'd)

The Director of Finance has submitted the following report.

'There are at present five member municipalities of the Greater Vancouver Regional District which have computer installations. It is probably possible to centralize these installations into one centre with one large computer and reduce the total computer hardware cost. The smaller municipalities would at the same time have a larger computer available to them, with its inherently more powerful problem solving capabilities. A third benefit, available mainly to the smaller municipalities, would be the adoption of common systems and computer programs for applications such as assessment, tax billing, welfare, voter's list, and license. Such systems are expensive to develop with any degree of sophistication.

The disadvantages of a regional centre are a loss of management control over a very important function, and a resulting loss of service because of the reduced accessibility to the computer and a lack of control over priority scheduling.

There are many points to consider and problems to be solved before such a regional computing centre could be established. It would be worthwhile to examine the problem with the other municipalities to determine the feasibility of a regional centre.

If Council wishes to participate in the Inter-Municipal Committee to review and report on the feasibility of a municipal data processing centre then we recommend that the staff appointee be Mr. R. L. Hawkins, the Co-ordinator of Data Processing and Systems and that the Mayor appoint an Alderman to the Committee."

Your Board submits the report of the Director of Finance for Council consideration."

MOVED by Ald. Calder,

THAT the Coordinator of Data Processing and Systems and a member of the Council be appointed to represent Vancouver on the Inter-Municipal Committee to review and report on the feasibility of a regional data processing centre.

- CARRIED

(His Worship the Mayor appointed Alderman Broome as the Council's representative)

North West History Collection:
Evaluation (Clause 7)

The Board of Administration submitted the following report:

'Under date of May 14, 1971, the Vancouver Public Library advised of the following motion which was passed at its meeting of April 21, 1971:

"THAT City Council be requested to provide money for the evaluation of the North West History Collection in the Library."

The purpose of the evaluation as explained is to accurately know the value of the Collection both for inventory purposes and for realistic insurance coverage.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

North West History Collection:
Evaluation (cont'd)

The Library Board has suggested that R.D. Hilton Smith is the best qualified man in British Columbia to undertake the evaluation and therefore request Council to make available a sum not exceeding \$2,000.00 for the above mentioned purpose.

The Comptroller of Accounts advises that, if Council approves the undertaking of an evaluation survey, the required \$2,000.00 could be provided from the City's Contingency Reserve. However, the usual procedure when dealing with requests for minor sums relative to the total departmental budget, is to require the department to provide the necessary funds by a transfer of appropriation within its own budget.

Your Board submits the foregoing for the CONSIDERATION of Council.'

MOVED by Ald. Adams,

THAT the Library Board be advised to request permission to provide the necessary funds by a transfer of appropriation within its budget.

- CARRIED

Grants: Canadian Council of Christians
and Jews - Entertainment (Clause 10)

Playhouse Theatre Company (Clause 12)

The foregoing applications are deferred pending the hearing of delegations as requested.

Centennial Entertainment:
Queen Elizabeth Theatre Complex (Clause 11)

The Board of Administration advised an amount of \$2,450 was approved from Centennial Funds appropriation for entertainment on the Queen Elizabeth Theatre Plaza and that an amount of \$10,000 was approved for Centennial celebrations in and around the Queen Elizabeth Theatre and Playhouse during the Centennial year. The matter is submitted for clarification as to whether the amount of \$10,000 is inclusive of the amount of \$2,450 or in addition to this amount.

It was advised that it was the intention of Alderman Sweeney, member of the Centennial Committee, that the \$10,000 be an all inclusive grant for Centennial celebrations in and around the Queen Elizabeth Theatre and Playhouse, including the \$2,450 for Plaza entertainment.

The Council agreed with this interpretation as being the Council's intent.

Balance of Finance Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Finance matters), dated May 28, 1971, Clauses 1, 2 and 8 be adopted and Clause 9 received for information.

- CARRIED

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The Council (in Committee) recessed at 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Phillips and Rankin

ABSENT: Alderman Hardwick
Alderman Linnell (Illness)
Alderman Sweeney (Leave of Absence)
Alderman Wilson

DELEGATIONS AND UNFINISHED BUSINESS

Block 71:
Acquisition of Lot 38

The Board of Administration, under date of May 14, 1971 submitted a report of the Director of Planning and Civic Development in regard to the acquisition of Lot 38, Block 71, S/W corner of Smithe and Howe Streets, which is the only private property remaining to be purchased by the City in Block 71. It is reported that a development permit was issued for extensive renovations to the building on Lot 38 and this has made it urgent that negotiations to acquire the property be initiated as soon as possible. Information is submitted regarding the development permit which was for a limited period of five years. It is proposed that the Supervisor of Property and Insurance open negotiations immediately to acquire this lot and it is recommended accordingly.

Mr. Churchill Frith, Executor of the Estate of the late Bessie Churchill Frith, appeared requesting the property be left with the Estate, and submitted a brief dated June 1, 1971.

MOVED by Ald. Adams,
THAT Clause 14 of the report of the Board of Administration (Property matters), dated May 14, 1971, recommending the Supervisor of Property and Insurance be instructed to negotiate for acquisition, be approved;

FURTHER THAT if necessary, the Corporation Counsel be granted authority to commence expropriation proceedings; however, should expropriation take place, arrangements be made to lease the property back to the present principals if they so wish.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Youth Residence:
199 West 6th Avenue (Clause 3)

The Council noted Board of Administration report containing a complaint from the president of Turner Mill Equipment Ltd., with respect to the activities of the youth hostel at 199 West 6th Avenue.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Youth Residence:
199 West 6th Avenue (cont'd)

A letter was received from the Vancouver Inner-City Project advising of a communication from the Director of Welfare Services that he is unable to support the new application to the Community Care Facilities Licensing Board following the expiration of the present license on June 1, 1971, following consideration with the Medical Health Officer and the Director of Permits and Licenses. Therefore, the Department will not accept responsibility to pay the \$4.80 per diem rate for residents in the facility as of June 1, 1971.

The organization requested the Council act immediately to ensure the hostel remains open and funded by the City.

A representative of the Directors of the organization was heard and the Director of Welfare Services reported.

MOVED by Ald. Phillips,

THAT the appropriate authorities recommend the issuance of a temporary license to permit the organization to carry on this hostel for a further period of two weeks, during which time the organization be given an opportunity to resolve, to the satisfaction of the Director of Welfare Services, various matters of concern to the City authorities; it being understood a further report will be made to the Council;

FURTHER THAT Mr. Turner of Turner Mill Equipment Ltd. be given a copy of the Council's action in respect of this hostel.

- CARRIED

(It was the understanding of Council that the Director of Welfare Services would communicate in writing with the Vancouver Inner-City Project setting out the various matters of concern in regard to the operation of the hostel and what is required to place it in satisfactory operation)

B. Personnel Matters
Supplementary

Auto Allowance - Safety Officer,
Personnel Services Department

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 28, 1971, be adopted.

- CARRIED

C. Property Matters, May 28

Playhouse Theatre Company:
City-owned Lot, 732 Homer Street (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Sales Commercial: Beedie Construction Ltd. (Clause 7)

At the request of the Board of Administration and the Supervisor of Property and Insurance the Council agreed to Clause 7, re Sales:Commercial, Beedie Construction Ltd., being withdrawn from consideration at this time.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Property Matters

MOVED by Ald. Rankin,
 THAT, in respect of the report of the Board of Administration
 (Property matters), dated May 28, 1971, Clauses 1, 4, 5 and 6 be
 adopted and Clause 3 received for information.
 - CARRIED

D. Single Transients:
Revised Program

The Board of Administration, under date of May 18, 1971,
 submitted the following report:

"On May 11, 1971, Council requested a report from the Board
 of Administration on estimated cost in respect to the revised
 program for single transients. This report was needed to form
 the basis of discussion with Members of Parliament.

The requested information, as supplied by the Director
 of Welfare Services, is outlined below. The costs are for a
 period of approximately four months - May 15th to September 15th,
 1971.

<u>Item</u>	<u>Estimated Total Cost</u>	<u>Estimated Federal Share (C.A.P.)</u>	<u>Estimated Prov. Share</u>	<u>Estimated City Share</u>
Summer St.Prgm.	\$ 4,000	\$ 2,000	\$ 1,000	\$ 1,000
"NOW" Referral Service	3,160	1,580	790	790
City Employees (includes Auto Allowance)	37,610	18,805	9,402	9,403
Office Expenses	9,503	--	4,756	4,757
Accommodation and/or meals	900,000 *	450,000	315,000	38,250 **
TOTALS	\$954,273	\$472,385	\$330,948	\$54,200

* The amount of \$900,000 represents the cost of granting social
 assistance by way of hostels, private home placements, meals and
 lodging, and use of other facilities such as church halls, school
 gymnasias, etc. It is based on providing this service to 60,000
 persons at an average cost of \$15.00 per four day placement
 (60,000 x \$15.00 = \$900,000). This entire estimated cost is
 shareable with the Province in the same manner as present direct
 social assistance costs.

** The amount of \$38,250 represents the net cost to the City for
 direct assistance costs. The Federal share is 50% of the total or
 \$450,000. The Provincial share is 35% of the total or \$315,000.
 The remaining 15% of the total is apportioned to all municipalities
 on a per capita basis. The net cost to the City of Vancouver
 works out to approximately 4 1/4% or \$38,250. It should be noted
 that the net cost to all other municipalities is 10-3/4% of the
 total or \$96,750.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Revised Program (cont'd)

It might be unrealistic to consider the City's cost for accommodation and/or meals be limited to \$38,250 shown in the above tabulation. It seems reasonable to assume that other municipalities or the Province will have had costs for which Vancouver will have to pay its share. Your Board believe that the main point of concern to Council was that the taxpayers of British Columbia and Vancouver are having to find additional taxes to support a program of travel by students, which should have no place in a welfare program. If the Federal Government wishes to encourage youth to travel, as a national policy, they should establish an organized program to handle it through the Provinces and Municipalities, and pay the entire cost.

A special project, which will cover the administrative costs is being submitted to the Department of Rehabilitation and Social Improvement for cost sharing under the Canada Assistance Plan. No formal submission is required relative to the estimated \$900,000 direct social assistance costs.

Your Board submits the foregoing report for the INFORMATION of Council."

MOVED by Ald. Calder,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

E. 1971 Basic Capital Program

The Board of Administration, under date of May 11, 1971, submitted the following report:

"Your Board and the Director of Finance have reviewed the 1971 Basic Capital Program requested by Civic Boards and Departments and report as follows:

Capital Programs

The net City's cost of the 1971 Basic Capital Program amounts to \$15,895,948 after deducting credits of \$2,539,306 as detailed below:

Gross cost of 1971 Basic Capital Program	\$18,435,254
Less credits receivable from:	
(a) Property owners' share of local improvements	\$2,115,162
(b) Federal/Provincial Governments re urban renewal projects	315,144
(c) Federal/Provincial Governments re Thunderbird school project	49,000
(d) Federal Government's share of Stanley Park seawall	35,000
(e) Burnaby's share of Central Park development	25,000
	- 2,539,306
Net cost of 1971 Basic Capital Program	<u>\$15,895,948</u>

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1971 Basic Capital Program - Project Detail" and are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Basic Capital Program (cont'd)

Capital Fund Allocations

The total funds required to meet the net City's cost of the 1971 Basic Capital Program amount to \$15,895,948 and would be allocated from the following sources:

1.	1971-1975 Five Year Plan (Note 1)		
	(a) Authorized By-law funds	\$13,164,000	
	(b) Revenue Funds	<u>2,175,000</u>	
			\$15,339,000
2.	Borrowing Authority from Previous Five Year Plans		
	(a) Libraries By-law Funds	\$ 141,000	
	(b) Urban Renewal By-law Funds	<u>105,048</u>	
			246,048
3.	Capital Funds from Other Sources		<u>310,900</u>
	Total 1971 Capital Fund Allocation		<u>\$15,895,948</u>

Note 1 - The balance of funds remaining to be allocated from the 1971-1975 Five Year Plan during the years 1972 to 1975 amounts to \$37,858,795 as follows:

Total approved 1971-1975 Five Year Plan	\$56,810,000
Less: Advance allocations approved by Council in 1970	\$ 3,612,205
: Amount required for the 1971 Basic Capital Program	<u>15,339,000</u>
	<u>18,951,205</u>
Total Unallocated Balance	<u>\$37,858,795</u>

The higher than average allocation required in 1971 is due to:

1. In the first year of the new five year plan, the allocations for capital works programs provide for projects to be carried out to April 30th of the following year. The capital budget year is thereafter from May 1st to April 30th.
2. Certain projects were accelerated to take advantage of the Federal-Provincial Special Development Loan Program.

Financing the 1971 Basic Capital Program

The method of financing the 1971 Basic Capital Program, which is recommended by the Director of Finance, is summarized below and shown in detail on Schedule 1 of this report.

<u>Source of Funds</u>	<u>Amount</u>
Authorized by-law funds	\$ 13,410,048
Funds approved in the 1971 Revenue Budget for capital purposes	2,175,000
Capital funds from other sources	<u>310,900</u>
Total Funds Required	<u>\$15,895,948</u>

Your Board Recommends that

1. the 1971 Basic Capital Program amounting to \$15,895,948 and the method of financing this program, as summarized on Schedule 1, be approved,

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Basic Capital Program (cont'd)

- 2. the project detail, as set out in the separate report "1971 Basic Capital Program - Project Detail," and summarized in Appendix A, be approved, with the exception of the Parks Program, which is submitted for Council consideration and is also summarized in Appendix A."

(report '1971 Basic Capital Program - Project Detail' and Appendix 'A' referred to above are on file in the City Clerk's Office)

MOVED by Ald. Bird,
THAT the 1971 Basic Capital Program and the method of financing the program, as proposed in the Board of Administration report, together with the Project Detail set out in a separate report entitled '1971 Basic Capital Program: Project Detail', be approved, with the exception of the Park Board Capital Budget and Parks program which be referred to the Standing Committee on Finance for consideration and a representative of the Park Board be requested to be present at that time.

- CARRIED

E (ii) Sale of Land for Parks:
Champlain Heights

On February 16th, policy matters relating to the sale of land for parks in Champlain Heights were considered and at that time the matter was deferred for consideration when the Council is dealing with the 1971 budget. It was, therefore,

MOVED by Ald. Bird,
THAT this whole matter be referred to the Finance Committee for consideration when the Park Board's capital budget is being reviewed.

- CARRIED

F. Report of the Standing Committee on
Planning and Development, May 13, 1971

MOVED by Ald. Bird,
THAT, in respect of the report of the Standing Committee on Planning and Development dated May 13, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE
ZONING AND DEVELOPMENT BY-LAW (lands between
5th Avenue, Great Northern Way, Prince Edward
and St. George Streets)

MOVED by Ald. Calder,

SECONDED by Ald. Adams,

THAT leave be given to introduce a By-law to amend By-law
No. 3575, being the Zoning and Development By-law, and the By-law
be read a first time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Adams,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Adams,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED

MOVED by Ald. Calder,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,

SECONDED by Ald. Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Adams,

THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes
(2180-90 East Hastings Street)

MOVED by Ald. Rankin,

SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the
City of Vancouver, for lane purposes, the following described
lands:

1. all that portion of South 10 feet of Lot 8 except
the North 20 feet shown on Plan 4162, now road,
Block 45, District Lot 184, Group 1, New Westminster
District, Plan 178, as the same is shown outlined red
on plan prepared by A. Burhoe, B.C.L.S., dated
April 27, 1971, and marginally numbered LF 5682, a
copy of which said plan is annexed hereto,

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
highway purposes, and declared to form and constitute portions of
highway.

- CARRIED

Regular Council, June 1, 1971 17

MOTIONS (cont'd)

2. Closing Portions of Streets and Lanes:
Vicinity Second Narrows Bridge

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Urban Renewal Scheme 6, Town of Hastings, in the vicinity of Second Narrows Bridge requires the closing of portions of adjacent streets and lanes;

THEREFORE BE IT RESOLVED THAT the portion of lanes outlined blue and the portions of street outlined green and red on plan prepared by A. Burhoe, B.C.L.S., attested to on the 27th day of November, 1970, and marginally numbered LC 446, a print of which is hereto annexed, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said closed streets and lanes be subdivided with the adjacent City owned lands.

- CARRIED

3. Closing and Stopping up Portion of
Lane south of Pacific Street, West
of Thurlow Street

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of lane dedicated by Plan 921 in Block 28, District Lot 185, Group 1, New Westminster District, is surplus to the City of Vancouver's highway requirements; and

WHEREAS the abutting owner wishes to acquire a portion of said lane;

THEREFORE BE IT RESOLVED that all that portion of lane described as follows:

cont'd...

Regular Council, June 1, 1971 18

MOTIONS (cont'd)

Closing and Stopping up Portion
of Lane South of Pacific Street, West
of Thurlow Street (cont'd)

Commencing at the most westerly corner of Parcel "A" of Subdivisions "A" and "B" of Lots 1 to 5 and 13 to 17, Block 28, District Lot 185, Group 1, New Westminster District, Plan 921;

Thence S $45^{\circ} 15'$ E 25 feet, more or less, following in the southerly limit of said Parcel "A" to intersection with the westerly limit of southerly portion of said Parcel "A";

Thence S $44^{\circ} 45'$ W 10 feet, more or less, following in the westerly limit of the southerly portion of said Parcel "A" to the south westerly corner of the southerly portion of said Parcel "A";

Thence S $45^{\circ} 15'$ E 15 feet, more or less, following in the southerly limit of the southerly portion of said Parcel "A" to the south easterly corner of said Parcel "A";

Thence S $44^{\circ} 45'$ W 5 feet following in the south westerly production of the easterly limit of said Parcel "A";

Thence S $45^{\circ} 15'$ E 5 feet, more or less, following in a line drawn parallel to the northerly limit of Parcel 1 (see 414956-L) of Subdivision "P", said Block 28 to intersection with the north easterly production of the easterly limit of said Parcel 1;

Thence S $44^{\circ} 45'$ W 5 feet, more or less, following in the said north easterly production of the easterly limit of said Parcel 1 to the north easterly corner of said Parcel 1;

Thence N $45^{\circ} 15'$ W 45 feet, more or less, following in the northerly limit of said Parcel 1 and the northerly limit of Subdivision "R" of Lots 1 to 5 and 13 to 17, said Block 28, to intersection with the southerly limit of the most westerly limit of said dedicated lane;

cont'd....

Regular Council, June 1, 1971 19

MOTIONS (cont'd)

Closing and Stopping up Portion of
Lane South of Pacific Street, West
of Thurlow Street (cont'd)

Thence N 44° 45' E 20 feet, more or less, following in the westerly limit of said dedicated lane to the point of commencement, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 8, 1971, and marginally numbered LF 5621, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands

- CARRIED

4. Leave of Absence:
Alderman Linnell

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT Alderman Linnell be granted leave of absence for one month commencing June 8, 1971, due to illness.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder -
Parking Restrictions:
Certain Schools

referred to the School Board desire to have parking restrictions removed from around certain schools, and requested an early report.

The matter was left with the Mayor and Alderman Calder.

Alderman Bird -
Killarney Gardens

referred to a nuisance situation and vandalism being created in and around the Killarney Gardens and requested the Police Commission endeavour to take care of the matter.

His Worship advised he had a letter and was looking into it.

Alderman Bird -
Closure of Howe Street
by Eaton's Development

drew attention to the closure of Howe Street near the new Eaton's development and that this part of Howe Street was being used for parking and storing of material. The Alderman enquired if it was possible to open one lane on Howe Street.

His Worship directed the Board of Administration look into the matter.

Regular Council, June 1, 1971 20

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Zoning: Block bounded by Georgia,
Chilco, Cardero and Alberni Streets

MOVED by Ald. Phillips,

THAT WHEREAS the four block property across Georgia Street from the proposed Four Seasons development eastward (bounded by Georgia, Chilco, Cardero and Alberni) is presently zoned C-3, which would allow building up to a Floor Space Ratio of 5 for Commercial development;

AND WHEREAS such development might be inappropriate for that location;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development be instructed to report on the suitability of the zoning.

(Notice)

2. Waterlots: Bayshore Inn and
Burrard Street

MOVED by Ald. Phillips,

THAT WHEREAS the waterlots between the Bayshore Inn and Burrard Street are held by the National Harbours Board;

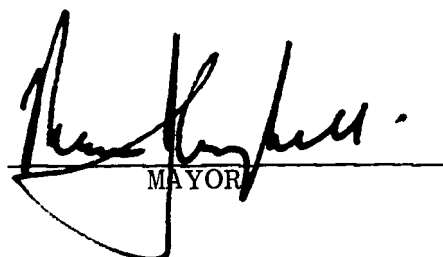
AND WHEREAS the City may be able to use the property creatively;

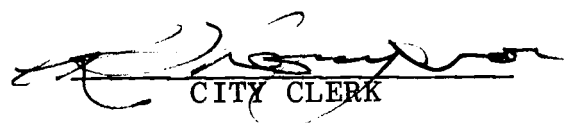
THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the status of leases, use and possible future of the property.

(Notice)

The Council adjourned at approximately 3:50 P.M.

The foregoing are Minutes of the Regular Council meeting dated June 1, 1971, adopted by Council on June 8, 1971.


MAYOR


CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCILMay 18, 1971

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, City Hall, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor (Chairman)
Aldermen Adams, Bird, Broome,
Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney,
and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESSLocal Improvements on the Initiative
and by Petition

MOVED by Ald. Adams,
SECONDED by Ald. Broome,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISIONStreet Pavements, Sidewalks and Street
Lighting on the Initiative - Schedule No. 404Street Lighting by Petition - Schedule No. 405

The Court received from the Assessment Commissioner Schedules No. 404 and No. 405 listing street pavements, sidewalks and street lighting on the initiative and street lighting by petition. Four (4) projects are involved. The Assessment Commissioner advised that there were no objections to defeat any of the projects on the initiative and the project submitted by petition had been requested by the majority of the assessed owners affected, by means of a sufficiently signed petition. No delegations were present to speak against the projects.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,

THAT Schedules No. 404 and No. 405 as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,

THAT the Court of Revision rise and report.

- CARRIED

...continued

Special Council, May 18, 1971 2

COUNCIL

MOVED by Ald. Adams,
 SECONDED by Ald. Broome,
 THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
 Procedure - Schedules No. 404 and 405

The Council considered a report of the Board of Administration dated May 10, 1971, dealing with the various projects approved by the Court of Revision this date and containing the following recommendation:

1. the local improvements on Schedule 404 (Urban Renewal Projects) be undertaken subject to approval of the amended Urban Renewal agreements by the Senior Governments and the City Engineer be authorized to then call tenders for the work.
2. the local improvement project on Schedule 405 (Champlain Heights) be undertaken and the City Engineer be authorized to add this project to an existing contract.

MOVED by Ald. Broome,
 SECONDED by Ald. Adams,
 THAT the foregoing report of the Board of Administration dated May 10, 1971, be approved.

- CARRIED

The Council then adjourned at 2:10 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 677

BOARD OF ADMINISTRATION (WORKS) 1

May 28th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. VALIDATION OF ENCROACHMENT - LOT A OF LOTS
12 - 14, SOUTH HALF OF BLOCK 5, D. L. 630,
NORTH WEST CORNER MAIN AND 24TH AVENUE

"The building situated on Lot A of Lots 12-14, south half of Block 5, D. L. 630 encroaches onto Main Street a maximum of $4\frac{1}{2}$ inches and onto 24th Avenue a maximum of 6 inches. This building has been in existence for many years. The owner wishes to have the encroachment validated.

I RECOMMEND that the encroachment from the building on the above mentioned Lot A be validated in accordance with the Encroachment By-Law. The rental is to be \$15.00 per annum in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. ENCROACHMENT OF STEPS ONTO NANAIMO STREET
FROM THE BUILDING SITUATED ON LOTS 21 AND 22,
BLOCK 54, T. H. S. L. - E/S NANAIMO STREET
NORTH OF HASTINGS STREET

"The northerly building situated on the above-mentioned Lots 21 and 22 has three sets of steps encroaching upon Nanaimo Street. The owner has requested the validation of these encroachments.

I RECOMMEND that the three sets of steps encroaching on Nanaimo Street from the most northerly building on Lots 21 and 22, Block 54, T. H. S. L. be validated in accordance with the Encroachment By-Law with the annual charge being \$15.00 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, May 28, 1971 (WORKS - 2)

3. Pressure Reducing Valve Station
 8th Avenue and Discovery Street

"In order to improve (1) water pressures during the summer, and (2) water supply for fire fighting purposes, a Pressure Reducing Valve Station is required at 8th Avenue and Discovery Street.

The estimated cost for this work is \$9,000.

Funds are available in the 1970 Capital Budget, 'Short Notice Projects', Account No. 126/7902.

I RECOMMEND that a Pressure Reducing Valve Station be built at 8th Avenue and Discovery Street, and that \$9,000 be appropriated for this work from Account No. 126/7902, 'Short Notice Projects'."

Your Board RECOMMENDS that the foregoing be approved.

4. Request for Street Closure:
 Keefer Street between Gore and Dunlevy

Your Board submits the following report of the City Engineer.

"G. Kaiway, representing the Chau Luen Kon Sol Society of Vancouver, is requesting permission to close Keefer Street to vehicular traffic between Gore Avenue and Dunlevy Street on Sunday, June 6, 1971 during the period 12:00 noon to 4:00 p.m.

The closure is requested in order to celebrate the opening of a new Senior Citizens Home, and two to three hundred people are expected to attend the function, which will be highlighted by a firework display.

There are no objections to the closure from a Police, Transit or Traffic Engineering standpoint.

Accordingly, it is recommended that the Chau Luen Kon Sol Society be permitted to close Keefer Street to vehicular traffic between Gore Avenue and Dunlevy Street on June 6, 1971 during the period 12:00 noon to 4:00 p.m. provided that:

- A. The applicant enter into an arrangement with the Corporation Counsel indemnifying the City against all possible claims that may arise from the street closure.
- B. Adequate barricades and signing be erected subject to the approval of the City Engineer, and that the costs of this signing and barricading be borne by the applicant.
- C. Permission for the firework display is obtained from the Chief Fire Warden."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

Board of Administration, May 28, 1971 (WORKS - 3)

5. Contract 713 for Construction of Sewers in
Urban Renewal Scheme 6 - Second Narrows

The City Engineer reports as follows:

"Sealed tenders for this work were opened in a public meeting by your Board on March 15, 1971, and referred to the City Engineering Department for tabulation and report. Three tenders were submitted, to which must be added a 13% surcharge for engineering and administration of the contract, as follows:

<u>Tenderer</u>	<u>Net</u>	<u>Plus 13% for Eng.& Admin.</u>
United Contractors	\$27,388.00	\$30,948.44
City Engineer	\$29,945.00	\$33,837.85
Alberta Utility Builders Ltd.	\$37,954.00	\$42,888.00

These tenders have been checked and are in order.

The Urban Renewal agreements provide for the cost to be shared 50% by the Federal Government, 25% by the Provincial Government and 25% by the City. Because of delays in the property acquisition phase, however, costs of work have risen above those originally agreed to. Updating of the figures has been approved by Council and applications made to the Senior Partners for amendment of the agreements.

These tenders have now been open for a long time and, in fairness to the tenderers, an award should be made. In addition, further delay in starting the sewer work will make it doubtful that the paving, sidewalks, and lighting can be completed in this season. To allow the work to proceed, it is proposed that Senior Government approvals be anticipated and interim financing of the increase be provided by the City.

	<u>'A'</u> <u>Interim Sharing</u>	<u>'B'</u> <u>Final Sharing</u>
Federal	\$ 9,250.00	\$15,500.00
Provincial	\$ 4,625.00	\$ 7,750.00
City	\$17,125.00	\$ 7,750.00
	<u>\$31,000.00</u>	<u>\$31,000.00</u>
<u>(Source of City Share)</u>		
From Redevelopment Fund	\$15,275.00	\$ 6,900.00
From Sewers Capital Fund	\$ 1,850.00	\$ 850.00
	<u>\$17,125.00</u>	<u>\$ 7,750.00</u>

I RECOMMEND:

- (a) That a contract, to the satisfaction of the Corporation Counsel and the City Engineer be entered into with the low bidder, United Contractors Ltd., for the construction of these sewers.
- (b) That appropriations be set up as in column 'A', and figures from column 'B' substituted when Senior Government approvals are received."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Tender Number 712 -
Curbs, Pavements and Sidewalks on Sundry Streets

The City Engineer reports as follows:-

"Tenders for curbs, pavements and sidewalks on sundry streets in the City of Vancouver were opened on May 17th, 1971 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender Number 712 and the average unit prices for major items of work included in this tender have been circulated to Council.

This tender includes pavement and curb projects which were approved by Council at Courts of Revision held on March 11th, 1971, May 18th, 1971, and a sidewalk project which was approved at the Court of Revision held on May 18th, 1971.

Board of Administration, May 28, 1971 (WORKS - 4)

Clause 6 Continued

The award of a contract for projects 'B', 'C', and 'D' of this tender is subject to the prior approval of the 1971 Streets Capital Budget by Council.

The City Engineer RECOMMENDS that:

- (a) A contract be awarded to the low tenderer as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project 'A' - Cambie Street - 49th Avenue to
262' South of 64th Avenue \$ 259,212.50

- (b) Provided that the 1971 Streets Capital Budget is approved, contracts be awarded to low tenderers as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project 'B' - Rupert Street, McGill Street and
Bridgeway - Wall Street to Skeena
Street. \$ 80,762.50

Capital City Construction Co. Ltd.
757 Courtney Street, Victoria, B.C.

Project 'C' - P.C. Concrete curbs and gutters
on sundry streets. \$ 491,267.50

Columbia Bitulithic, A division of Ashland Oil Canada Ltd.
Granville Island, Vancouver 9, B.C.

Project 'D' - Asphaltic concrete pavements and
surfacing on sundry streets. \$ 412,495.00

- (c) Contracts satisfactory to the Corporation Counsel be entered into.

- (d) The bid bonds of the unsuccessful tenderers be returned. "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Underground Wiring for New Subdivisions

The Director of Planning and Civic Development and the City Engineer report as follows:

"Preliminary approval has been granted to the subdivision of Lot 7, except the East 92 feet, Block 895, D.L.526, into seven (7) lots as shown on the attached Drawing S-204. The property is
Located: between 49th and 50th Avenues, Tisdall Street and the lane east of Tisdall Street, and:

Owned By: The Anglican Church - Synod of the Diocese of New Westminster.

As a condition of final approval, the owners are required to provide underground electrical and telephone services to the proposed lots as required under Section #18 of the Subdivision Control Bylaw #3334.

However, under Section #19 of the bylaw, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.

Board of Administration, May 28, 1971 (WORKS - 5)

Clause 7 Continued

The applicant for subdivision approval has made a formal request to be excluded from the underground wiring requirements for the following reasons:

'The costs are extremely high for such a few lots and service for the surrounding properties are by the pole line in the lane allowance. We would therefore expect that the pole line could service this property along the 20' easement you require.'

The Approving Officer's decision to require underground wiring in this location was arrived at following discussions with the City's electrical and utilities engineers and was based upon the following facts:

- (a) There are no utility poles either on 49th Avenue or on 50th Avenue adjoining the lands to be subdivided.
- (b) Property owners on 50th Avenue, who face these lands, have therefore always been accustomed to a pole-free vista from their front living rooms.
- (c) The usual provision of a 20' wide lane allowance through the lands to be subdivided was waived by the Approving Officer and the City Engineer, provided that underground electrical and telephone services were installed in a suitable public-utility easement.
- (d) The proposed vacant lots cannot be served directly from existing pole lines.

The most recent cost estimate of providing underground wiring to serve the seven lots in the proposed subdivision is as follows:

BC Hydro underground	\$3,356
BC Telephone underground	700
Conversion of church and rectory to underground supply	1,200
	<u>\$5,256</u>
Average cost per lot (7 lots in subdivision)	\$ 751
Average cost per lot (5 vacant lots)	\$1,051

The BC Hydro estimate is based upon provision of a surface-mounted, transformer kiosk located on the east side of the church site - midway between 49th and 50th Avenues.

It is the opinion of the Director of Planning and Civic Development and the City Engineer that, considering the probable value of the vacant lots (\$18,000 to \$24,000 according to our land evaluators), an average cost of \$1,051 per vacant lot for underground wiring does not seem an unreasonable expense in order to protect the amenity of this block and provide a better appearance to the proposed subdivision scheme.

In conclusion, this particular case does not qualify for an automatic waiving of underground wiring under the provisions of Section #20 of the Bylaw, which section was recently incorporated into the Bylaw on April 20, 1971 under Amendment No. 4549.

Board of Administration, May 28, 1971 (WORKS - 6)

Clause 7 Continued

It is therefore recommended by the Director of Planning and Civic Development and the City Engineer that City Council not waive the requirements of Section #18 of the Subdivision Control Bylaw for this particular subdivision."

YOUR BOARD:

Recommends that the recommendations of the Director of Planning and Civic Development and the City Engineer be approved.

* * * *

FOR ADOPTION SEE PAGE(S) 680,

Board of Administration, May 28, 1971 (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Illegal Suite - 3315 West 10th Avenue

City Council is in receipt of a communication from Mr. J. J. George of 3323 West 10th Avenue with respect to the illegal suite and the addition of a carport/sundeck at the above address.

The Director of Permits & Licenses reports as follows:

"3315 West 10th Avenue is a one storey and basement frame building erected as a one family dwelling in 1928. No appreciable changes occurred in this building until May 1970 when it was found that a carport/sundeck addition was being constructed without the necessary permits. The then owner, Mr. G. Harris, who had recently acquired the property, applied for and was granted a Development Permit and Building Permit. The carport/sundeck addition was completed in accordance with City By-laws.

At approximately this same time, the City became aware that a dwelling unit in the basement was being occupied as living quarters by three students. A notice was sent to Mr. Harris ordering him to remove the illegal basement living quarters before the end of 1970.

In December 1970 an application by Mr. & Mrs. Harris for consideration under the City Council's policy on Illegal Suites/Hardship cases was processed by the Hardship Committee. The affidavit submitted indicated that the applicant was married, 63 years of age and receiving Workmen's Compensation. After due consideration the Hardship Committee recommended that the request be approved until February 1972 and on February 5, 1971 City Council endorsed this recommendation. It should be noted that if the same conditions exist in February 1972, a renewal of the application would be accepted.

An electrical survey showed that improper wiring had been installed and this has been ordered corrected."

Your Board forwards this report for the information of Council and RECOMMENDS a copy be forwarded to Mr. George.

(Copies of Mr. George's letter dated April 21, 1971 are circulated for the information of Council.)

INFORMATION

2. Services by City Analytical Laboratory

From the City Council meeting of April 20, 1971, the following extract appears in the Minutes:

"Alderman Broome requested the Board of Administration report in regard to outside services rendered by the City Analyst Department on a fee basis, to include advice whether such fee structure should be reviewed."

The Medical Health Officer reports as follows:

"There was a thorough review of the staff requirements for the City Analyst Laboratory carried out by the Engineering group of the Research and Systems Committee in February, 1971. At the

Board of Administration, May 28, 1971 (Social 2)

Clause 2, continued

instruction of the Board of Administration, this group went into the adequacy of the lab's charges for work done for outside agencies. Their report concludes that the flat rate charged per case will recover the correct amount, and that a more complex system of distributing costs is not justified. Review of a sample of 1970 cases showed that the 1970 case rate recovered slightly more than the cost of the sample cases.

The adequacy of charges made for the work of the City Analyst's Laboratory has, therefore, been the subject of a recent review and found to be adequate. The additional staff approved by Council will necessitate a change in the future. This matter is under review by the City Analyst and his staff."

Your Board submits the above report of the Medical Health Officer for Council INFORMATION.

FOR ADOPTION SEE PAGE(S) 680.....

Board of Administration, May 28, 1971 (Harbours 1)

HARBOURS AND PARKS MATTERS

INFORMATION

1. Community Centre - Champlain Heights

The following letter dated April 7, 1971 addressed to Mayor T. Campbell has been received from Mr. R. W. C. Hopkins, Executive Secretary, Killarney Community Centre:

"At the last regular meeting of the Killarney Community Centre Society Board of Directors, the Champlain Heights development and its effect on the already overburdened facilities at Killarney Centre was discussed.

It was resolved to send a letter to the Parks Board and the City Council suggesting that in view of the fact that similar facilities will be required eventually in this new development, that the authorities give serious consideration to adding a certain basic amount to the cost of each lot. This amount to be specifically ear-marked for the building of a Community Centre in Champlain Heights."

The Director of Planning and Civic Development reports as follows:

"The method outlined by the Killarney Community Centre wherein an additional amount would be added to the price of every property in order to finance a new Community Centre in Champlain Heights should not be entertained for the following reasons:

- (a) Property owners in Champlain Heights have and will continue to contribute to the local improvement charges for the cost of the Killarney Community Centre.
- (b) The population in the area is not sufficient to warrant an additional Community Centre.
- (c) Council resolved on March 25, 1969 that when providing financing for Community Centre components in Community Service Centres it be provided as a Capital item chargeable to the taxpayers of the City at large.

With respect to (b) above, the need for an additional community centre was explored by officials of the School, Park and Library Boards, Social Planning/Community Development and Planning and Civic Development Departments in July, 1968. At that time it was concluded that the area could not support a new community centre. With the development of Champlain Heights, the population served by the Killarney Community Centre (boundaries of local improvement by-law) would not exceed 48,000-50,000 persons which is about 8,000-10,000 in excess of the desirable range that a community centre is designed to serve. However, it was also concluded that supplementary facilities should be constructed in conjunction with a new school in Champlain Heights.

Civic officials are continuing to determine the precise needs for the community and the size of these supplementary facilities. In a letter to His Worship the Mayor and Members

Board of Administration, May 28, 1971 (Harbours 2)

Clause 1, continued.

of City Council, dated April 28, 1971 from the Acting Chairman of the Board of Parks and Public Recreation, Council was advised that the Park Board resolved:

'THAT the letter (from R. W. C. Hopkins, Executive Secretary, Killarney Community Centre) be received and the matter investigated.'

The Park Board has an amount of \$50,000 tentatively allocated in the present Five Year Plan from the \$1.75 million for community service centres to be used for supplementary community recreation facilities in conjunction with a new school in Champlain Heights.

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of City Council.

FOR ADOPTION SEE PAGE(S) 680

BUILDING AND PLANNING MATTERSRECOMMENDATIONS

1. Request to Keep Horses
at 7125 Blenheim Street

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 54522 has been filed by Mr. I. Bergant (owner) to construct a 30' x 28' stable and haystorage building. Mr. Bergant also requests permission to keep three (3) additional horses on this site for a total of 25 horses.

The site is located in a RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board have approved Development Permit Application No. 54522 to construct a 30' x 28' stable and haystorage building, subject to the approval of City Council for keeping the additional three (3) horses.

The Director of Planning and Civic Development recommends that City Council approve the keeping of three (3) additional horses on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

2. Rezoning Application: S/E Corner
Victoria Drive & 37th Avenue
(Bonnet's Furniture Ltd. & Mr. & Mrs.
C. J. Hyland)

An application has been received from Mr. D. Bonnet of Bonnet's Furniture Ltd., 5763 Victoria Drive, and Mr. & Mrs. C. J. Hyland, 5916 Patterson Avenue, Burnaby, requesting an amendment to the Zoning and Development By-law whereby Lots 1 and 2 of 4, Block 7 and 8, and Lot A amd. of 3 and 4, Blocks 7 and 8, D.L. 394 being the S/E corner of Victoria Drive and 37th Avenue would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

Mr. D. Bonnet is the owner of Lots 1 and 2 of 4 at the South-east corner of Victoria Drive and 37th Avenue, and Mr. & Mrs. Hyland own Lot A amd. of 3 and 4, immediately south.

The subject lots each have a frontage of 50' on Victoria Drive and a depth of 113' and are zoned RT-2 Two Family and occupied by dwellings, one of which is of good quality.

All lots abutting both sides of Victoria Drive from approximately 32nd Avenue to 44th Avenue are zoned as a C-2 Commercial District with the exception of the subject lots, plus two lots immediately across Victoria Drive from the subject property, and three lots on the South-east corner of 39th and Victoria Drive, which are occupied with two dwellings and a Fire Hall respectively, and zoned RT-2 Two Family. These properties therefore create three small pockets of two-family zoned property in an area predominantly zoned and developed for commercial purposes. The City Fire Hall, however, is a conditional use in either a residential or commercial area.

cont'd . . .

Board of Administration, May 28, 1971 (BUILDING - 2)

Clause 2 continued

The Technical Planning Board on April 30, 1971, RECOMMENDED that the application be approved.

The Town Planning Commission on May 7, 1971, endorsed the Technical Planning Board's recommendation.

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Youth Residence:
199 West 6th Avenue

Mr. J.C. Turner, President, Turner Mill Equipment Ltd., wrote to His Worship Mayor Campbell about the activities of a youth hostel at 199 West 6th Avenue which are distracting to his staff and customers. Specific reference is made to fire hazards, noise and a display of nudity.

The Director of Permits & Licenses reports as follows:

"199 West 6th Avenue, a former church building, is a two storey, frame building operated as a youth residence by the Inner City Hostel Service. The building was converted for this purpose last August and the Development Permit application also included the conversion of the adjacent duplex. The youth hostel, operated as an institution of a charitable character, is an approved use in this M-1 area. All work required under the various by-laws to convert the buildings for hostel use was completed and the institution has been in use as such for some months.

The Fire Warden's Office report there have been no fire calls to this address and no fire problems appear to exist.

The Medical Health Officer and the Social Service Administrator advise that they have been requested to approve the Provincial Community Care Facilities License for these premises which expired on April 17, 1971. However, they have not been satisfied with the operation of the hostel and notified the Provincial authorities to this effect. The hostel is presently operating under temporary Provincial license until May 31, 1971. The Medical Health Officer and the Social Service Administrator have held meetings with the management of the Inner City Hostel to clarify and assure compliance with the requirements of both City departments. The Provincial license will only be approved after satisfactory agreement can be reached after the review of the hostel operation is complete.

Reference to the two men parading in the nude, and of the noise emanating from the premises are matters for the Police Department and the complainant should be advised to contact that Department if the problem again arises.

The Police Department advises that they have received calls regarding the behaviour of the residents of the hostel but do not consider this site to be a major source of trouble at this time."

Your Board forwards this report for the INFORMATION of Council and RECOMMENDS that a copy be forwarded to Mr. Turner.

Board of Administration, May 28, 1971 (BUILDING - 3)

4. Air-Supported Structure for
St. George's School - 4175 West 29th Avenue

The City Building Inspector reports as follows:

"A request has been received from St. George's School to erect an air-supported structure to serve as a cover for their swimming pool for a period of one year.

The tent-like structure measures 44 ft. x 104 ft., is constructed of synthetic fabric and is supported by air pressure supplied by two fans which operate on normal power supply, or from an emergency generator in the event of power failure.

Although the Vancouver Building By-law makes no provision for air-supported shelters of this type, it does permit in Section 2.6 temporary buildings or tents to be erected for a period not exceeding two years, subject to approval by Council.

However, in the 1970 National Building Code, there are regulations dealing specifically with air-supported structures, which are permitted for a period of 12 months with the requirement that a Certificate of Occupancy be issued to cover this period. At the end of the 12 months, the approval may be renewed provided the structure still complies with the regulations when examined at that time.

It is recommended that Council give approval to erect the proposed air structure at St. George's School and either remove it or obtain further approval from Council at the end of the one year period subject to

- (a) Compliance with the 1970 National Building Code with respect to occupancy, structural and mechanical requirements.
- (b) Compliance with Section 2.6 of the Vancouver Building By-Law with respect to Fire Protection, Sanitation and Bond of Indemnity to guarantee removal.
- (c) Compliance with the Zoning and Development By-law which includes approval of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

5. Illegal Accommodation:
1994 East 12th Avenue

A letter has been received from Mr. Oris Kirk, Barrister & Solicitor, acting on behalf of Mr. & Mrs. Carlos Rosa to appear as a delegation before City Council to request the withholding of enforcement action for the retention of two illegal dwelling units on the lower floor of the building at 1994 East 12th Avenue.

The Director of Permits & Licenses reports as follows:

"A search of the records reveals the following information listed in chronological order:

- | | | |
|---------------|---|--|
| April 1955 | - | Building Permit issued for duplex.
No rooms in basement. |
| May 1955) | | |
| August 1955) | | |
| January 1957) | - | Building permits issued to install a recreation room and two bedrooms in the basement, to be used in conjunction with the owner's suite. Owner submitted an affidavit stating these rooms would not be used or occupied as separate living quarters. |

cont'd . .

Board of Administration, May 28, 1971 (BUILDING - 4)

Clause #5 continued

- | | | |
|---------------|---|---|
| January 1958 | - | Board of Appeal refused request for two dwelling units on lower floor. |
| April 1960 | - | Inspection showed building complied with Zoning & Development By-law. |
| November 1969 | - | Inspection showed lower floor occupied as two dwelling units. |
| April 1970 | - | Owner notified to cease using the lower floor as dwelling units or get approval for same from Technical Planning Board. |
| July 1970 | - | Technical Planning Board refused application to validate the dwelling units. |
| October 1970 | - | Technical Planning Board refused second request to validate the dwelling units. |
| November 1970 | - | Appeal lodged with Board of Variance. |
| December 1970 | - | Appeal withdrawn. |
| January 1971 | - | Mr. Oris Kirk requested delay in enforcement to allow the matter to come before Council. |
| April 1971 | - | Mr. Rosa was ordered to discontinue the use of the lower floor as dwelling units or face prosecution. |
| May 1971 | - | Mr. Kirk sent subject letter to Council. |

It is recommended that with respect to the building at 1994 East 12th Avenue the City Building Inspector be instructed to enforce the City's By-laws."

Your Board RECOMMENDS that the recommendation of the Director of Permits & Licenses be approved.

DELEGATION REQUEST

(Copies of the letter from Mr. Oris Kirk dated May 6, 1971, are circulated for the information of Council)

CONSIDERATION

6. Rezoning Application:
North side 16th Avenue between
MacDonald & Stephens Streets

An application has been received from Mr. A. Cooper of Texaco Canada Limited, 1177 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby Lot D, Block 121, D.L. 541 being the north side of 16th Avenue between MacDonald and Stephens Streets would be rezoned from an RT-2 Two Family Dwelling to a C-1 Commercial District.

cont'd . .

Board of Administration, May 28, 1971 (BUILDING - 5)

Clause #6 continued

The applicants state the purpose of the application is 'enlargement of existing service station lot, to allow for parking of cars awaiting service or to be picked up, to allow for improved ingress and egress from and to 16th Avenue as well as the erection of a pump island to service westbound 16th Avenue customers.'

Submitted with the application is a brief and maps showing the proposed development. The following reasons are given in the brief for the requested rezoning:

1. That the existing service station at 26th Avenue and MacDonald Street, has been in operation since 1967. Many of the ratepayers, who subscribed to the petition which was initiated and canvassed by Mr. Harold Kidd, the then-President of the Kitsilano Ratepayers' Association, have become regular customers of this service station, expressing their satisfaction by their continual patronage.
2. Because of the acceptance of the motoring public in general, and of those of 16th and MacDonald area in particular, of the petroleum facilities offered at subject location, it is necessary to expand the facilities in order to facilitate service to all potential customers and to avoid congestion at the existing pump islands.
3. The rezoning of and subsequent use of the subject property would permit a more orderly and aesthetic development, allowing cars about to be, or having been serviced, to be parked away from the actual working areas of the service station lot, viz. on the subject property. This would allow for easier ingress and egress to and from the pumps and service areas, as well as allow the applicant to improve its existing development, having due regard to landscaping and screening. The opening of the subject property will, from a visual viewpoint, allow westbound traffic travelling on 16th Avenue to have improved site distance, thus allowing potential service station patrons to move to the north lane assuring a smoother traffic flow.

Brief History:

An application to rezone the subject property was filed by Texaco Canada Limited in October, 1966, to increase the frontage by 56' of the present commercial site to accommodate construction of a community type service station.

The application was approved by the Technical Planning Board and Town Planning Commission, subject to the following conditions:

- a Lots 23 and 24, and Lot D of Sub. 16-22, Block 121, D.L. 540, to be first consolidated into one parcel and so registered in the Land Registry Office.
- b. The existing store buildings and two family dwelling now located on the site to be demolished or removed.
- c. The detailed scheme of development (gasoline filling station) to be first approved by the Technical Planning Board, such scheme of development to include suitable screening and planting along the easterly and northerly boundaries which are adjacent to dwellings, with particular attention given to the location of the building on the site having regard to the adjacent homes, and clearly indicating all merchandise, etc. that will be located on the site outside the building.

cont'd . . .

Board of Administration, May 28, 1971 (BUILDING - 6)

Clause #6 continued

However, at the Public Hearing on December 19th, 1966, Council, in hearing objections from the neighbouring property owners, a submission by the applicants, and the report of the Technical Planning Board and Town Planning Commission, denied the rezoning application.

At the time this application for rezoning was being considered by the Technical Planning Board, Town Planning Commission and City Council, a portion of the site which was subsequently developed with a gasoline filling station was zoned C-1 Commercial and was at that time an outright use under the provisions of the Zoning and Development By-Law.

In May, 1967, Development Permit No. 40956 was issued to Texaco Canada Limited to erect a gasoline service station on Lots 23 and 24, immediately west of the subject property, which was an outright use on the site previously occupied by a very old store.

In May, 1967, Development Permit No. 41379 was filed by Texaco Canada Limited to use the subject lot as a parking area(public) in connection with the gasoline service station on the site to the west, this being a conditional use requiring the special approval of the Technical Planning Board in this RT-2 Two Family Dwelling zone. Because of objections from the surrounding property owners (12 being notified with letters of objection and a petition representing 17 property owners) and the recent decision of City Council in denying extension to the C-1 zoning, the application was reported to Council following which it was resolved that the application be not approved.

On December 17th, 1968, By-Law No. 4395 amended the Zoning and Development By-Law whereby gasoline service stations became a use requiring special approval of City Council after reports were received thereon from the Technical Planning Board and Town Planning Commission.

The sketch plan of the proposed extension to the existing service station site submitted with the application indicates most of Lot D being used for off-street parking, approximately 8' of landscaping along the easterly and southerly boundaries of Lot D, with a small landscaped area adjacent to 16th Avenue, a new pump island installed, same being partially located on the subject lot and a new crossing to 16th Avenue.

The Technical Planning Board, on April 30, 1971, recommended

"THAT this Board report to Council that we see no technical reasons for refusing this application but in view of the previous objections by adjacent property owners and the possibility of their continued objection, the matter is referred to Council for decision."

The Town Planning Commission, on May 7, 1971, recommended that the application be approved.

Your Board submits the foregoing recommendations of the Technical Planning Board and the Town Planning Commission for the CONSIDERATION of Council.

Board of Administration, May 28, 1971 (BUILDING - 7)

7. Gospel Tent Meetings at 22nd Avenue
between Penticton & Nanaimo Streets

Mr. C. Cox, Secretary of the Victoria Drive Gospel Hall, has written on behalf of a number of other Gospel Halls requesting permission to hold tent meetings every evening between 8:00 and 9:00 p.m. from mid June to mid July 1971 on City-owned land on 22nd Avenue between Penticton and Nanaimo Streets.

The tent would be so located that it would be about 200 feet away from the nearest house. The group will use part of the site for temporary parking of cars. They will comply with all relevant City By-laws.

In May 1970, this group applied for permission to hold tent meetings on the subject site. Council at first refused the request but on June 23rd, 1970, approved it subject to the following conditions:

- (a) conformity with all relevant By-laws.
- (b) a rent of \$150 per month.
- (c) a bond of \$100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property & Insurance.
- (d) consultation with the neighbouring property owners as to the location of facilities.
- (e) approval of the Medical Health Officer.

This group of Gospel Halls did not avail themselves of the permission granted to them at that time.

In support of this group's request at this time, a petition has been submitted and signed by a number of residents in the area stating that there is no objection to the "Gospel Hall Churches" erecting a tent from mid June to mid July 1971.

The Supervisor of Property & Insurance advises that if this site is approved for use as intended, the rental fee should be \$150 for the month and an additional bond of \$100 is required as a form of guarantee that the land will be returned to its original condition to his satisfaction.

The City Building Inspector reports as follows:

"Section 2.6 of the Building By-law gives Council the power to permit the erection of a tent for a temporary period. In the event that such permission is granted by the Council, the applicant must deposit with the City a bond of indemnity to guarantee the removal of the tent and the clean up of the site. In addition, provision must be made for means of egress, fire protection and sanitation. I would not be opposed to the erection of this tent providing the applicant meets all required conditions.

The applicant has been referred to the Medical Health Officer for clearance on sanitary arrangements, to the Fire Warden's Office for clearance on fire protection matters and to the Provincial Fire Marshal for clearance on exit provisions as required under the Fire Marshal Act. In addition, the applicant must get clearance under the terms of the Zoning By-law, this being a use which can be approved by the Technical Planning Board after it has been considered by the Town Planning Commission."

If Council is in agreement with the proposal, they may wish to grant approval subject to the conditions laid down by Council in 1970.

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the letter from Mr. C. Cox dated April 20, 1971 are circulated for the information of Council).

Board of Administration, May 28, 1971 (BUILDING - 8)

8. West End Community Centre:
Ice Rink and Swimming Pool

The Director of Planning and Civic Development reports as follows:

"The Town Planning Commission, on April 16, 1971, in consideration of the Board of Administration report dated March 15, 1971, adopted the following resolution:

'THAT it be recommended to City Council that the skating rink proposed for the West End Community Centre be regulation hockey size and that provision be made on the site for a future swimming pool.'

Council will be aware that the Parks Board, in consultation with the West End Community Centre Association, have for some time been considering the question of facilities for inclusion in the Community Centre.

With regard to the provision of a skating rink, P.S. Ross & Partners were specially engaged to assist the consulting architects in advising the Board on the appropriate size of the skating rink, having regard to funds available. As a result of these studies and with the agreement of the West End Community Centre Association, a skating rink 70' x 140' has been decided upon for recreational skating. This compares with a regulation hockey rink size of 80' x 180'. A major factor was the cost of the larger facility, \$450,000, compared with \$290,000.

While not within the present contract, the Community Centre/Senior Citizens' Project/School site layout will include provision for a site for a future 25-metre swimming pool.

Council may wish to receive this report and direct that a copy be sent to the Town Planning Commission for their information."

Your Board submits this matter to Council for CONSIDERATION.

9. Vanier Park:
Demolition of Building 14

The Director of Planning and Civic Development reports as follows:

"By letter of April 17th, 1971, Mr. Geoff Warden, Executive Director B.C. Wildlife Federation urges that Building 14 be retained as a Natural History Museum. Under date of April 16th, Mr. Ian Newby, President of the B.C. Science and Technology Museum submits a request supported by 14 other organizations, including the B.C. Wildlife Federation, for the retention of Building 14 'for museum purposes and that it be refurbished and developed for this purpose'. Support in the matter of collections and preparation of the exhibit material is offered.

It should be noted that Mr. Ian Newby appeared in front of the Committee on Centennial Projects on January 25th, 1971 with a similar request that Building 14 be developed as a Science and Technology Museum as a Centennial Project.

cont'd . .

Board of Administration, May 28, 1971 (BUILDING - 9)

Clause #9 continued

On April 6th, 1971, Council received a report of the Board of Administration which concluded with the following:

'Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972.'

A copy of the report was transmitted to the Park Board.

The requests from the B.C. Wildlife Federation and the B.C. Science and Technology Museum are submitted for the consideration of Council with the background noted by the Director of Planning and Civic Development."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of the letters from the B.C. Wildlife Federation dated April 17th and the B.C. Science and Technology Museum dated April 16th are circulated for the information of Council.)

INFORMATION AND RECOMMENDATION

10. Mr. E. Johnson - Claim:
Delay in Development Permit #49576

The Corporation Counsel reports as follows:

"By letter of March 11, 1971, Mr. E. Johnston claims compensation for alleged financial loss due to the hold up of the above development permit. The proposed development fell within the Scheme 3.0 Brockton Point Alignment, and in accordance with Council's earlier instruction was withheld.

The permit was applied for in August of 1970 and in February of this year, Council considered this particular application and authorized its issuance, which was done. In April, the applicant requested amendments to the permit reducing the overall dimensions of the building and reducing it from 2 storeys to 1 storey. Without considering any other aspects, I am of the opinion that these changes in themselves are sufficient to defeat any claim."

Your Board submits the report of the Corporation Counsel for Council's INFORMATION and RECOMMENDS that Mr. Johnston be provided with a copy of this report.

Board of Administration, May 28, 1971 (BUILDING - 10)

INFORMATION

11. 1447 - 57 Rupert Street

The Medical Health Officer reports as follows:

"The City Clerk received a letter from Mr. Alexis Bird on August 31, 1970, regarding the accumulation of refuse on the premises at 1447-57 Rupert Street, which is owned by a Mr. J. Doughty.

This Department's records show that this site, which consists of two adjacent lots with a dwelling on each, has been a problem to various civic departments due to the storage of large amounts of material of questionable value since 1942.

Clean ups and removal of materials from this site, including those stored within the dwelling have been carried out by the City of Vancouver Engineering Department by resolution of Council in 1955 and in 1957. This property was further dealt with by resolution of Council in 1965 but Mr. Doughty removed the accumulation of materials before the City crews took action.

This Department has kept this site under surveillance and has accomplished many partial clean ups. In March 1969 Mr. Doughty advised us that he was moving from 1447-57 Rupert Street to Mission, B.C., but when questioned in February 1970 stated that he had now decided to remain at this address. Mr. Doughty commenced a clean up at this time but by June had not progressed to our satisfaction.

On October 27, 1970, City Council passed the following resolution - that the Board of Administration be instructed to arrange to have this property cleaned up and the expenditure in connection therewith be placed as a charge against the property. No immediate action was taken re the above Council resolution as the City Health Department had started prosecution of Mr. Doughty in Provincial Court on October 8, 1970, under the City of Vancouver Tidy By-law No.3874, which reads in part as follows:

'Every person who is the owner or occupant of real property shall maintain the said property in a neat and tidy condition in keeping with a reasonable standard of maintenance prevailing in the neighbourhood.'

On January 8, 1971, Mr. Doughty was convicted and fined \$75.00.

On February 25, 1971, there had still been only a partial clean up of the property. At this time, the City Law Department was consulted by the Medical Health Officer preparatory to carrying out Council resolution of October 27, 1970, under Section 324A of the City Charter. The Medical Health Officer was advised by the Law Department as follows:

'Your information indicated that Mr. Doughty resides at 1447-57 Rupert Street. A recent search at the Vancouver Land Registry Office indicates that this address is in fact two legal lots, namely, Lot 17 and Lot 18, Block 83, Section 30, T.H.S.L. Lot 17 is now in the name of Dickman Construction Ltd., and Lot 18, although still in the name of James John Doughty, is the subject of a foreclosure action which was commenced on October 22, 1970, in respect of a mortgage which was registered in May, 1970.

cont'd . . .

Board of Administration, May 28, 1971 (BUILDING - 11)

Clause #11 continued

In view of the above I would suggest that perhaps it might now be appropriate for you to ascertain the intentions of Dickman Construction Ltd. and then report this whole matter to Council. If Dickman Construction intends to clean up the situation on their lot, my personal opinion is that it would be appropriate to await the outcome of the foreclosure action with respect to Lot 18.'

The Medical Health Officer now reports that Dickman Construction have cleaned up Lot 17, Lot 18 does not yet meet the requirements of the By-law.

A reasonable clean up of Lot 18 has been achieved, but in the last two weeks conditions have deteriorated to the point where we now consider it appropriate to take legal action under Section 5 of the new Tidy By-law No. 4548. This section provides for the cleaning up of property at the owner's expense (cost recoverable either through the courts or by addition to real property taxes), such clean up to be carried out if the owner fails to remedy the condition within 10 days of receipt of a notice under this Section 5. This action has the concurrence of the Director of Permits & Licenses and the Corporation Counsel."

Your Board submits the above report for the INFORMATION of Council.

RECOMMENDATION

12. Retention of Carport:
3543 Point Grey Road

The Director of Planning and Civic Development reports as follows:

"Mrs. M. Dallas has requested permission to appear before City Council regarding a carport existing in the front yard of the one family dwelling at 3543 Point Grey Road.

The property is on the north side of Point Grey Road between Waterloo and Dunbar Streets, and is zoned as a RS-2 One Family Dwelling District.

Mrs. Dallas in her letter to City Council as received March 9, 1971, seeks to retain the carport as erected. Mrs. Dallas also stated in part,

'...I request the opportunity to bring this matter to Council for assistance and relief, and if I am caught in a By-law situation perhaps something could be done to bring about a By-law change that would fill the needs of 47 year old houses like mine which were not built according to today's by-law and cannot possibly fit them now...'

Brief History

In May 1970, the Department of Permits and Licenses advised Mrs. M. Dallas by letter that a carport constructed in the front yard was in contravention of the Zoning and Development By-law and the Building By-law. The carport was required to be removed and parking in the front yard discontinued.

cont'd . . .

Board of Administration, May 28, 1971 . . . (BUILDING - 12)

Clause #12 continued

A detailed reply was received July 2, 1970, by letter from Mrs. Dallas. This letter from Mrs. Dallas was brought to the attention of City Council on July 28, 1970 when:

'Alderman Sweeney referred to communication from the owners of 3543 Point Grey Road with respect to instructions from the City to remove carport erected at the front of the property.

In view of the particular situation of properties on the north side of Point Grey Road, exposed directly to the waterfront, Alderman Sweeney requested this communication be directed to the Board of Administration to investigate the complaint and application of these types of regulations to similar properties in the area.

His Worship so directed.'

Priorities established for the work of the Planning Department and staff time available have precluded to date the Planning Department being able to report on this request.

In August 1970, the Zoning Planner advised Mrs. Dallas by letter on procedures for filing a Development Permit Application to the Technical Planning Board. Following which Mrs. M. Dallas on September 16, 1970, filed an Application for a 14'9" x 18'0" carport in the front yard and a 33' x 48' sundeck addition to the rear of the one family dwelling at 3543 Point Grey Road.

Consideration by Technical Planning Board

This application was considered by the Technical Planning Board on October 2, 1970, but could not be finalized as further information was required. Mrs. Dallas requested that any further action on her application be postponed until her return from out of the country until the first week in November.

After the return of Mrs. Dallas, she met with the Zoning Planner to discuss her application. Following which in November 1970, the Development Permit Application was further considered by the Technical Planning Board.

It was noted that there was a former garage within the basement having a vehicular entrance on the front to Point Grey Road. The area has been converted from a garage to a den or studio and the garage doors replaced with aluminum sliding doors. The work appeared to have been carried out about 1968, the same time as a Development Permit No. 45455 was issued to permit an enclosed addition; and sundeck and a roofed over walkway all to the rear of the existing dwelling.

The Development Permit Sub Committee before making its recommendation to the Technical Planning Board deferred consideration of the application so that each committee member could personally visit the site.

Subsequently on recommendation from the Development Permit Sub Committee the Technical Planning Board APPROVED the request to construct a carport addition to the front of the dwelling and also construct a 33' x 48' patio deck addition to the rear of the building subject to two conditions requiring that:

cont'd . . .

Board of Administration, May 28, 1971 (BUILDING - 13)

Clause #12 continued

1. The proposed carport maintain a minimum 5' setback from the southerly property line abutting Point Grey Road, and a 3'4" westerly side-yard (the side yard equal to that a one family dwelling must maintain in this location).

The plans of development as submitted and the carport as constructed provide a nil setback from the southerly property line (with eaves actually overhanging Point Grey Road property line) and a nil setback from the westerly side yard against the adjoining property.

2. That the applicant can and does obtain approval of the Board of Variance for relaxation of the required 24' front yard to a minimum 5' front yard.

Neither the Director of Planning or the Technical Planning Board has authority to relax the required front yard this amount.

A submission by Mrs. Dallas that any relocation of the carport could block the day lighting to the windows of the basement den or studio area was considered could be overcome by new windows being provided on the west side of the house adjacent to the westerly side yard.

Consideration by Board of Variance

On an appeal by Mrs. Dallas in December 1970, Mrs. Dallas requested approval for the proposed carport to maintain a NIL westerly side yard; a 5' setback from the southerly property line abutting Point Grey Road and a distance of 3' from the dwelling.

The Board of Variance disallowed the appeal for the carport to maintain a nil westerly side yard and a distance of 3' from the dwelling. The Board however, granted approval for the required 24' front yard to be a minimum of 5' front yard provided the development was carried out in accordance with the decision of the Technical Planning Board on Development Permit Application No. 53456.

Present Position

The carport still exists in the original requested location. At the request of Mrs. Dallas the Department of Permits and Licenses took no action pending Mrs. Dallas' return to town at the end of March as Mrs. Dallas had advised of her intention to present her problem to City Council.

To meet the requirements of the Technical Planning Board and the Board of Variance it would be necessary for the carport to be relocated so that the carport would form part of the dwelling and maintain a minimum 5' setback from the Point Grey Road property line and a 3'4" setback from the neighbouring westerly property line.

Submission by Mrs. Dallas

Mrs. Dallas seeks to retain her carport as erected without change other than removing the eave encroachment over the Point Grey Road property line. Mrs. Dallas also disagrees with the comments of Mr. Gray, Zoning Planner, as made when the Board of Variance were considering Mrs. Dallas' appeal regarding the location of the carport.

Mr. Gray as Zoning Planner has the responsibility to inform the Board of Variance of the actions taken by the Technical Planning Board on the application by Mrs. Dallas and explain the reasons for the Technical Planning Board's decision.

Clause #12 continued

In doing so Mr. Gray explained that the individual members of the Technical Planning Board's Sub Committee had visited the site; that there were properties along Point Grey Road that had garages in their basements; that the off-street parking problem along Point Grey Road exists for both the south side as well as the north side whether there is no lane or rear access to the property; that the Board were concerned by the lack of setbacks maintained by the requested development; the effect both in the immediate and general vicinity; that the yard requirements suggested by the Technical Planning Board were considered to provide a satisfactory on-site off-street parking area for Mrs. Dallas while at the same time maintaining reasonable development standards in this area.

With the carport relocated so as to maintain a minimum 5' setback from the Point Grey Road property line, this would still permit a 21" eave to project within 3'3" of the Point Grey Road property line. Further that the carport should maintain a setback from the westerly adjoining property equal to the 3'4" sideyard required in this RS-2 One Family Dwelling District.

I would advise that the Vancouver Charter provides that there is no appeal from the decision of the Board of Variance.

Although the Planning Department has not yet reported to Council on the matter raised by Alderman Sweeney; the departments consideration to date would not propose either additions to buildings or accessory buildings i.e. carports etc. being erected right up to the Point Grey Road property line (as requested by Mrs. Dallas). The 5' front yard as proposed by the Technical Planning Board and granted by the Board of Variance (subject to conditions) is also less than the minimum desirable but was proposed by the Technical Planning Board in this particular case having regard to the individual site problem regarding the location of the existing building.

Recommendation

That the submission of Mrs. Dallas be received and that if the carport is not now relocated to comply with the requirements of the Technical Planning Board and the Board of Variance; then the Director of Permits and Licenses carry out normal Zoning and Development By-law and other affected By-law enforcement procedures."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

(A copy of Mrs. Margery Dallas' letter as received March 9, 1971, is circulated for the information of Council).

13 Proposed Addition to St. Vincent's Hospital
West 33rd Avenue - Willow to Heather

The Director of Planning and Civic Development reports as follows:

"Thompson, Serwick and Pratt, Architects, have on behalf of the St. Vincent's Hospital filed Development Permit Application No. 55000 to add a 65,600 sq. ft. addition to the existing hospital.

The site is located on the north side of West 33rd Avenue between Willow and Heather Streets and is at present zoned in part as an RS-1 One Family Dwelling District and a RT-2 Two Family Dwelling District. City Council following a Public Hearing April 13, 1967, approved the rezoning of the site to a CD-1 Comprehensive Development District subject to certain conditions which have not yet been completed.

Clause #13 continuedProposed Development

The proposed addition is to the west of the existing hospital building and is for Extended Care Facilities and Hospital Services. The two portions of the addition comprise an 82' x 126' two storey (22' high) service wing (Dietary; Staff Cafeteria; Staff Lockers; Stores; etc.) AND a 83' x 268' three storey (55' high) plus basement wing providing for machinery services in the basement; psychiatry Services on the main floor; Extended Care Services on the second floor and Extended Care Services on a possible future third floor.

172 off-street parking spaces will be provided. 48 visitor parking with access from West 33rd Avenue and 110 off-street parking spaces in the north east portion of the site (on a portion of the former Shaughnessy Hospital site) with access from Heather Street. The remaining 14 off-street parking spaces in a separate small area on the east side of the site also with access from Heather Street.

The development as proposed at this time would have a floor space ratio of 0.528.

Zoning Position

City Council following a Public Hearing on April 13, 1967, approved the rezoning of the site to CD-1 Comprehensive Development District, subject to compliance with the following conditions.

- (a) Each stage of the detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel that such scheme of development not to be materially different from the plans submitted by Gardiner, Thornton, Gathe & Associates, and marked "Received, City Planning Office, March 2, 1967." The Technical Planning Board to have special regard to the design of the building in relation to the surrounding one-family dwellings and to the provision of 24' landscaped setbacks to the off-street parking area, with suitable screening, planting and landscaping of all open portions of the site, including appropriate tree planting within the parking area.
- (b) All points of vehicular ingress and egress to the site to be first approved by the City Engineer and the Director of Planning, but that no vehicular access be permitted from 32nd Avenue and Willow Street to the parking area.
- (c) The floor-space ratio shall not exceed a maximum of 1.00 at any time. The floor space ratio to include all floors of the building, both above and below ground, measured to the extreme outer limits of the buildings in accordance with the method of floor space ratio measurement of the RT-2 Two Family Dwelling District Schedule of the Zoning and Development By-law.
- (d) Off-street parking facilities shall be provided at the rate of one parking space for every 1,000 sq. ft. of gross floor area in the building.
- (e) The site, including the former south east portion of the Shaughnessy Military Hospital site and the closed portion of West 32nd Avenue to be first consolidated into one parcel and so registered in the Land Registry Office.

cont'd . . .

Board of Administration, May 28, 1971 (BUILDING - 16)

Clause #13 continued

Comparison of Former Scheme of Development
Considered in 1967 AND Scheme of Development
Now Submitted by Development Permit
Application No. 55000.

The previous scheme of development was for additions to the west and north of the existing hospital building. The total development was to be in three stages with a total floor space ratio of 1.0

The development as now proposed is for a considerably smaller addition to the west of the existing hospital. Also indicated is an unspecified "Future Acute Care" to the north side of the hospital adjacent to the RCMP property and a possible westerly extension of the proposed off-street parking facilities.

	<u>Previous Scheme</u>	<u>Scheme now Requested</u>
<u>Floor Space Ratio</u>	Maximum of 1.00 in a 3 stage development scheme. Combined Stages 1 & 2 FSR 0.84 Third Stage not finalized.	Maximum of 1.00 in a 2 stage development scheme. First stage - FSR 0.528. Second stage scheme not known at this time.
<u>Building Setbacks</u>		
From Willow Street:	130 ft. to a 44' high building portion. 230 ft. to a 118' high building portion (184ft. building width parallel to Willow Street.)	30 ft. to a 34' high building. (95 ft. building width parallel to Willow Street.)
From West 33rd Avenue:	40 ft. to a 77' high building (200 ft. building width parallel to West 33rd Avenue	Generally 120 ft. to a 24' high building. (270 ft building width parallel to West 33rd Avenue.)
<u>Off-Street Parking Facilities</u>	Total of 275 spaces for stages 1 & 2 Total of 323 spaces for Stages 1, 2, & 3. All parking areas on northerly portion of site (includes former ptn of Shaughnessy Hospital site and West 32nd Avenue). Driveway from parking area along westerly site boundary with vehicular crossing to West 33rd Avenue.	Total of 172 spaces for Stage 2. 48 Spaces for visitors north of 33rd Avenue and south of new building -- vehicular access from West 33rd Avenue. 110 general spaces in north east portion of site (includes former ptn of Shaughnessy Hospital site and West 32nd Avenue). Provision for future expansion of parking to the West.

cont'd . .

Board of Administration, May 28, 1971 (BUILDING - 17)

Clause #13 continued

All vehicular access to Heather Street.

Small Doctor's parking area to east of existing hospital with access from Heather Street.

Notification of Surrounding Property Owners

The Technical Planning Board in March 19, 1971, resolved that prior to consideration of the Development Permit Application the property owners who were previously notified at the time of the Public Hearing in April 1967 be notified of the proposed form of development.

85 neighbouring property owners were notified. 36 letters of objection were received from those notified. 7 letters of objections were received from others outside the notification area.

Recommendation

The Technical Planning Board in May 1971, resolved that Development Permit Application No. 55000 be submitted to City Council for consideration with a favourable recommendation on advice from the Director of Planning. It being considered that the proposed development is an improvement on the scheme previously approved at Public Hearing and has lesser density and bulk.

The revised scheme of development as now submitted, does materially differ from the plans of development as considered by Council at Public Hearing in April 1967. However, approval of this revised scheme would still require compliance with the Conditions A (as amended); B to E inclusive of City Council's previous approval of the rezoning application.

In consequence it is RECOMMENDED that consideration of the scheme of development as now submitted be DEFERRED pending notification of the surrounding property owners; and petitioners in a submission to the City by Mr. J. R. Smith dated April 24, 1971, of the date and time (June 15 at 2:00 p.m.) that Council will consider the submitted scheme. It is also considered that suitable notice of this meeting should be placed in the daily newspapers."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

FOR ADOPTION SEE PAGE(S) 681, 2, 3

Board of Administration, May 28, 1971 (Licenses 1)

LICENSES AND CLAIMS MATTERS

INFORMATION

1. Claim #11323 - Mrs. Gladys Green

The Corporation Counsel and the City Engineer report as follows:

"Mrs. Richardson and her mother, Mrs. Gladys Green, aged 73, were walking on the sidewalk on the south side of the 1900-block Robson Street near Stanley Park at approximately 4:00 p.m. on August 23, 1970, when Mrs. Green fell on an upraised portion of the sidewalk. Mrs. Richardson was aware of the condition of the sidewalk and had warned her mother to be very careful when walking along it, but Mrs. Green had turned to talk to her daughter and had taken her eyes off the sidewalk when she fell. Mrs. Green was hospitalized, where an operation was performed to remove her broken knee-cap. She did not have the benefit of a medical insurance scheme and has now gone to live in the United Kingdom where she will have the benefit of its National Health scheme.

The sidewalk where Mrs. Green fell was in poor condition. The upheaval and cracking of the slabs was caused by the growing action of tree roots from a chestnut tree on the adjacent boulevard. The destructive effect on the sidewalk of the tree roots was accelerated because the boulevard is only five feet wide, the tree is large, and the street side of the boulevard is supported by a bulkhead as the level of the boulevard is approximately three feet above street level. Hence, the roots of the tree were forced to grow toward the sidewalk. The trips caused by the upheaval of the sidewalk slabs had been repaired twice previously using asphalt fillets, but the dates that these repairs were made cannot be found in the Engineering Department's records.

In letters dated April 1, 1969 and June 2, 1969, the Board of Parks and Public Recreation was asked by representatives of the owners of property fronting the boulevard where the chestnut trees were growing not to remove the trees. In a letter dated June 17, 1969, Mr. Fulawka of the Park Board informed the representative of the owners that the Park Board had no plans to remove the trees but that control over tree removal for construction projects rested with the City Engineer. In a letter dated September 18, 1969 the same representative wrote to the City Engineer asking his undertaking to inform the representative of any future plans that the Engineering Department might have which might necessitate

Board of Administration, May 28, 1971 (Licenses 2)

Clause 1, continued

removal of the trees. He was given the assurance that he would be notified of any plans to improve the street that would possibly result in removal of the trees. Hence, both the Engineering Department and the Park Board were informed of the adjacent owners' request that the chestnut trees be retained. In none of these letters was any complaint made of the condition of the sidewalk.

The British Columbia Court of Appeal in 1958 in the action of Lillian Douglas v. City of Vancouver decided that there is no liability upon the City for injuries suffered by someone who trips on an upraised sidewalk slab if the cause of the shifting was the 'growing action of tree roots'. In the Douglas case, as in this case, temporary repairs using an asphalt fillet had been performed a number of years before the accident, but the roots had heaved the sidewalk even further upwards. Similar decisions based upon the same principle of law have been reached in other cases. Basically the principle of law involved is that there is no legal duty upon the City to maintain its sidewalks and it is, therefore, not liable if normal causes, such as tree roots, cause them to fall into disrepair.

Even though the City is not legally responsible to maintain its sidewalks in a safe condition, the Engineering Department carries on a program of inspecting, patching and adjusting sidewalk slabs throughout the year in order to keep the potential hazards to a minimum. However, it is unrealistic to expect that over 1,060 miles of sidewalks, (some of them over 60 years old) can be kept in perfect condition for all pedestrians regardless of physical ability.

The locations of hazards are obtained from three sources.

- (a) An annual inspection is made by the Engineering Department pavement inspectors and during this inspection all defects are noted and those defects which are hazardous are forwarded to the Street Operations Superintendents for immediate attention.
- (b) From the public by telephone and letters.
- (c) From the civic employees during their daily duties.

On receipt of notice of an unsafe condition, the Streets Operations Branch office dispatches a truck to the location to make the area safe. In the case of sidewalk trips, the usual treatment is to build up the sidewalk on

Board of Administration, May 28, 1971 (Licenses 3)

Clause 1, Continued

the lower side of the trip with asphalt.

It is general practice to list sidewalks that have been patched with asphalt for permanent repairs and adjustment and this work is done in order of priority according to need. However, the sidewalks in the West End are old and poor quality and this condition, together with the repetitive heaving by the tree roots has made any treatment other than patching with asphalt impractical as long as the adjacent boulevard tree remains.

A recent survey of the West End shows that sidewalk trips caused by tree roots have occurred at 75% to 80% of the trees in the West End.

In 1970 approximately two hundred complaints were received by the Engineering Department relating to falls suffered as a result of uneven sidewalks caused by tree roots and sixteen of these complaints resulted in claims being made through the Law Department. The Law Department has denied liability on behalf of the City in every case. As in all cases of this type, it is the opinion of the Corporation Counsel that there is no liability upon the City for the injuries Mrs. Green has suffered, nor for the expenses to which Mrs. Richardson has been put on behalf of her mother."

YOUR BOARD submits the foregoing report of the Corporation Counsel and the City Engineer for Council's information.

(Copies of Mrs. Richardson's letters dated December 1, 1970 and February 12, 1971 are circulated for the information of Council.)

DELEGATION REQUEST

FOR ADOPTION SEE PAGE(S) 683

Board of Administration, May 28, 1971 (Fire 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Inspection Certificates on New
and Used Cars.

The Corporation Counsel reports as follows:

"On October 20th, 1970, Council passed the following resolution:

'RESOLVED THAT, effective July 1, 1971
all motor vehicles (new and used) for sale by
dealers in the City of Vancouver be required to
display a valid Motor Vehicle Inspection Station
sticker prior to being sold to a purchaser.'

Since that time I have considered the effect of the 'Motor Vehicle Safety Act' which is a Federal statute dealing with the manufacture and sale of new automobiles. The Regulations under this Act require all new automobiles that are sold in Canada to carry what is termed the 'National Safety Mark' which can only be affixed to an automobile if it complies with the provisions of the 'Motor Vehicle Safety Act'.

Furthermore, the Provincial Government has Regulations under the 'Motor Vehicle Act' dealing with the inspection of new automobiles. Attached is a copy of a letter received from Mr. Ray Hadfield, the Superintendent of Motor Vehicles, explaining the effect of these regulations.

Under the existing Regulations under the 'Motor Vehicle Act' a motor vehicle may be driven on a highway within the Province without the normal inspection certificate where that motor vehicle displays a valid interim inspection certificate issued under Section 25.13 of the Regulations, or a vehicle displaying a dealer's demonstration number plate, a transporter number plate, a manufacturer's number plate, or a valid temporary operation permit.

In my opinion, the question of the inspection of motor vehicles having been dealt with under the 'Motor Vehicle Act' and the Regulations thereto, the City has no power to legislate with respect to this matter. In any event, it appears that the mischief that the Council hoped to remedy has already been adequately dealt with by the Federal and Provincial Governments."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

2. Provincial Government Policy
Traffic Offences

The City Engineer reports as follows:

"On October 20th, 1970, when considering a report of the Court Clerk, Provincial Court, Vancouver, on the results of the Provincial Government's policy regarding traffic offences, Council passed the following resolution:

...continued/2

Board of Administration, May 28, 1971 (Fire 2)

Clause 2 continued

'That a detailed report be submitted by the Board of Administration as to the improvements of traffic and safety on the streets as a result of the Provincial Government's policy.'

Since the Police Department is responsible for the tabulation of traffic accident and enforcement statistics, this matter was referred to them for report. The attached tabulation prepared by the Police represents the accident and enforcement statistics for comparable time periods before and after the commencement of the new 'no-fine' system.

In order to obtain a proper comparison, the following qualifications are made:

- (a) The Traffic Violation Report (i.e. 'No Fines') system was instituted on April 1st, 1970; therefore the attached tabulation is confined to the nine-month period - April 1st to December 31st, 1970, and a similar period in 1969.
- (b) A change in Provincial Legislation on July 1st, 1970, increased the lower limit of reportable accidents from \$100 to \$200. In order to establish a comparable figure for both nine-month periods, April, May and June are based on \$100 reportable accidents, and the balance are based on \$200 reportable accidents.

In summary, the tabulation shows that there is not a significant difference in the various categories of motor vehicle accidents, or in the total number of accidents, between the nine-month period prior to the institution of the Traffic Violation Report system and the nine-month period after. (The slight increase in all categories is well within the limits that could be attributed to normal traffic growth.)

During the period April 1st - December 31st, 1969, traffic fines grossed \$1,202,721.43. During a similar period in 1970, traffic fines grossed \$406,923.47, representing a 66% decrease in revenue.

However, in view of the short time that the Traffic Violation Report system has been in effect, it is my opinion that it is still too early to assess its effect on the improvement of traffic safety on the streets of the City."

Your Board submits the matter to Council for INFORMATION.

FOR ADOPTION SEE PAGE(S) 683

FINANCE MATTERSRECOMMENDATIONS1. Temporary Position in the Business Office -
Vancouver Public Library

The Board of Administration has received the following report from the Director of the Vancouver Public Library and the Co-ordinator of Data Processing and Systems.

"The Business Office of the Vancouver Public Library, which is responsible for the accounting and purchasing work in the Library, has a backlog of work which cannot be completed by the present staff. The backlog is caused by:

- (a) Additional audit requirements,
- (b) An increase of 25% in the number of part-time employees resulting in increased payroll calculations,
- (c) An increase in photocopier use resulting in an increased volume of coins to be counted and reported,
- (d) An increase in the number of branch libraries resulting in additional controls and accounting.

In addition, there are three projects which are the responsibility of the Business Office, and which should be completed immediately.

- (i) Furniture and Equipment Control
Tag and record existing equipment as required by the Internal Auditors and for insurance purposes,
- (ii) 1970 Record Filing
Transfer accounting records, invoices and correspondence to storage to make room for 1971 files.
- (iii) Forms Control
Reinstitute the forms control program which has lapsed due to staff change-over.

The Systems Analyst (Library) has estimated that 1,036 hours of work will be required over the remainder of 1971 to eliminate the backlog and bring the Business Office to a current position. A temporary position should be established to solve this problem.

The incumbent of this temporary position will be required to compile and file a variety of records. The Head of Personnel for the Library reports that the work is at the Library Clerk II level of complexity and responsibility and classification of such is recommended.

The total cost of a temporary Library Clerk II for 1,036 hours is \$3,100 including 8% fringe benefits.

The Comptroller of Accounts advises that funds are available in the Contingency Reserve.

We recommend that a temporary Library Clerk II position be established in the Business Office of the Vancouver Public Library and that \$3,100 be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of the Vancouver Public Library and the Co-ordinator of Data Processing and Systems be approved.

Board of Administration, May 28, 1971 (Finance - 2)

2. 68th Annual U.B.C.M. Convention
Victoria, B. C.

Advice has been received from the Union of British Columbia Municipalities that the 1971 Annual Convention will be held in Victoria, September 15th - 17th. All business sessions and banquets will be held in the Esquimalt Municipal Sports Centre. The registration of delegates and guests will take place in the lobby of the McPherson Playhouse.

The City of Vancouver is entitled to 8 voting delegates plus Alderman Broome and Alderman Phillips, who are Members of the Executive.

All Resolutions for consideration by the Convention must be in the hands of the Executive Director no later than Friday, July 2, 1971. In this regard, Council is reminded that the matter of Resolutions is generally submitted to Council for consideration by the Standing Committee of Council on General Purposes.

Council is also reminded of its policy whereby all Members of Council are permitted to attend this Convention, plus a member of the Board of Administration, with the Mayor appointing the voting delegates.

Your Board submits the foregoing for the information of Council and

RECOMMENDS (a) THAT the City Clerk be directed to contact all senior officials and Members of Council for suggested Resolutions which will be submitted to the Standing Committee of Council on General Purposes for report with recommendations to Council;

(b) THAT the naming of voting delegates to the U.B.C.M. Convention be left to His Worship the Mayor.

(Copies of the Official Notice of the 1971 U.B.C.M. Convention are circulated for the information of Council.)

CONSIDERATIONS

3. Grey Cup Trust Fund

A letter has been received from the Chairman of the 1971 Grey Cup Festival Committee requesting that the balance of funds from previous Grey Cup festivities, which have been held in trust by the City, be turned over to this year's Committee. The funds total \$2,388, not including interest.

Your Board submits the foregoing request for the CONSIDERATION of Council.

...continued/3

Board of Administration, May 28, 1971 (Finance - 3)

4. St-Jean-Vianney Landslide - Grant

A letter has been received from the Executive Director of the C.F.M.M. inviting all municipalities to make a contribution to the Relief Foundation created by the Mayor of St-Jean-Vianney to help the victims of the landslide that killed 31 persons recently in this small Quebec municipality.

The C.F.M.M. has also asked that Council encourage the citizens to donate to the St-Jean-Vianney Relief Foundation.

Your Board submits the foregoing for the CONSIDERATION of Council.

5. The Western Canada School of Alcohol and Narcotic Education - Grant Request

The Western Canada School of Alcohol and Narcotic Education, in a letter dated May 13, 1971, has advised that its session this year will be held at the Totem Park Convention Centre, University of British Columbia, August 15th to 21st. For some time, sessions were held at the University of Saskatchewan, where the custom was for the City of Saskatoon to take the students on a bus tour of the City.

In 1965, the last time the School was here, the City sponsored a bus tour for the students, at a cost of \$105.

The School is again asking if the City will sponsor a similar tour at an approximate cost of \$120.

Your Board submits the foregoing request for the CONSIDERATION of Council.

6. Municipal Regional Data Processing Centre

The Corporation of the District of Burnaby has invited the City of Vancouver and other member municipalities of the Greater Vancouver Regional District to participate in an Inter-Municipal Committee to examine and report upon the feasibility of establishing a regional data processing centre. The District of Burnaby has asked that each municipality appoint a Council member and a staff member to the Committee.

The Director of Finance has submitted the following report.

"There are at present five member municipalities of the Greater Vancouver Regional District which have computer installations. It is probably possible to centralize these installations into one centre with one large computer and reduce the total computer hardware cost. The smaller municipalities would at the same time have a larger computer available to them, with its inherently more powerful problem solving capabilities. A third benefit, available mainly to the smaller municipalities, would be the adoption of common systems and computer programs for applications such as assessment, tax billing, welfare, voter's list, and license. Such systems are expensive to develop with any degree of sophistication.

The disadvantages of a regional centre are a loss of management control over a very important function, and a resulting loss of service because of the reduced accessibility to the computer and a lack of control over priority scheduling.

...continued/4

Board of Administration, May 28, 1971 (Finance - 4)

Clause 6 continued

There are many points to consider and problems to be solved before such a regional computing centre could be established. It would be worthwhile to examine the problem with the other municipalities to determine the feasibility of a regional centre.

If Council wishes to participate in the Inter-Municipal Committee to review and report on the feasibility of a municipal data processing centre then we recommend that the staff appointee be Mr. R. L. Hawkins, the Co-ordinator of Data Processing and Systems and that the Mayor appoint an Alderman to the Committee."

Your Board submits the report of the Director of Finance for Council consideration.

7. North West History Collection - Evaluation

Under date of May 14, 1971, the Vancouver Public Library advised of the following motion which was passed at its meeting of April 21, 1971:

"THAT City Council be requested to provide money for the evaluation of the North West History Collection in the Library."

The purpose of the evaluation as explained is to accurately know the value of the Collection both for inventory purposes and for realistic insurance coverage.

The Library Board has suggested that R.D. Hilton Smith is the best qualified man in British Columbia to undertake the evaluation and therefore request Council to make available a sum not exceeding \$2,000.00 for the above mentioned purpose.

The Comptroller of Accounts advises that, if Council approves the undertaking of an evaluation survey, the required \$2,000.00 could be provided from the City's Contingency Reserve. However, the usual procedure when dealing with requests for minor sums relative to the total departmental budget, is to require the department to provide the necessary funds by a transfer of appropriation within its own budget.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter dated May 14, 1971 and attachment from the Vancouver Public Library are circulated for the information of Council.)

RECOMMENDATION

8. Sinking Fund Surplus and U.S. Exchange

The Director of Finance reports as follows:

"The City has long had a policy that U.S. exchange payable on interest and principal of that portion of the City's debt payable in the U.S. should be provided for in some manner other than as a charge in the revenue budget each year. This resulted in the establishment of a Reserve Fund for U.S. Premium Liability. When the City sells debentures in the U.S. the exchange

...continued/5

Board of Administration, May 28, 1971 (Finance - 5)

Clause 8 continued

received is added to this Reserve and in turn when we pay interest on that debt and pay the maturing debentures the exchange is charged to the Reserve. This procedure has had the beneficial effect of not requiring a U.S. exchange expense item in the revenue budget each year.

In 1965 it was determined that, at the then existing exchange rates, and with the assumption that they would not significantly change for some time, the Reserve was not large enough to meet the full future requirements. Council therefore agreed to transfer any Sinking Fund surplus in excess of \$600,000 per year to the U.S. Exchange Reserve up to and including the year 1973. For 1970 this transfer amounted to some \$725,000. The policy has also been to bring the first \$600,000 into General Revenue each year.

In light of the current U.S. exchange situation and the indications for the future, our estimate of a reasonable position to take regarding U.S. exchange protection is that the projected exchange rate could be reduced from 7½% to 5%. Determining the present value of future needs for exchange (at 5% exchange rate) shows that the U.S. Exchange Reserve does not require any further transfers of sinking fund surplus. It must be remembered that the projection has to consider the full 20 year period during which we have maturing debt payable in the U.S. Future shifts in Canadian - U.S. dollar relationships might well require a further policy change.

The effect on the General Revenue Budget for the years 1972, 1973 and 1974 would be, if Council agrees, to increase the amount transferred from Sinking Fund surplus to General Account from \$600,000 to approximately \$1,300,000. This is of course a worthwhile assistance to the Revenue Budget. Further to the additional \$700,000 per year for the revenue budget, the amount by which the proposed 5% provision exceeds the actual amount required in each year for U.S. exchange should also be transferred to the revenue budget of the following year. It will be recalled that \$1,186,000 was taken into the 1971 revenue budget from the U.S. Exchange Reserve. This represented the amount by which the provision for exchange at the previous level of 7½% exceeded the actual amount paid in 1970 and the estimated amount needed for 1971.

Therefore, I would recommend that Council

- 1) Rescind their resolution of Dec. 21, 1965 whereby sinking fund surplus in excess of \$600,000 per year is transferred to the U.S. Premium Liability Reserve Fund for the years up to and including 1973.
- 2) Approve the policy that the full sinking fund surplus of the prior year be transferred to General Revenue, commencing in 1972 with the 1971 sinking fund surplus.
- 3) Approve the policy that the difference between actual exchange paid and what the exchange requirements were estimated to be at an exchange rate of 5%, for the previous year, be transferred to General Revenue from the U.S. Premium Liability Reserve Fund."

Your Board recommends that the above recommendations of the Director of Finance be approved.

INFORMATION

9. Tender Awards:
December 1970 to April 1971

The Purchasing Agent reports as follows:

"In accordance with Council policy, during the months of December 1970, January, February, March and April 1971, contracts for the following supplies were awarded by the Board of Administration:

...continued/6

Board of Administration, May 28, 1971 (Finance - 6)

Clause 9 continued

Passenger Cars
Truck Washing Facilities
Envelopes
Repairing and Retreading Tires
Coloured Rags
Fork Lift Truck
Pneumatic Tools.

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

10. Canadian Council of Christians
and Jews - Entertainment

The Canadian Council of Christians and Jews, by letter dated May 10, 1971, has advised that again this year students will be visiting Vancouver reciprocating an earlier visit by students from Vancouver to Quebec. This year, as a special British Columbia Centennial project, 375 students will participate. Of this number, about 200 are being selected by the various School Boards in the Lower Mainland.

The organization is requesting financial assistance from other municipalities with respect to entertainment and are requesting the City of Vancouver for an unspecified grant for the 375 students towards a luncheon dance, tour, or a special hospitality evening to be held on July 7, 1971.

It is noted that Council in 1969 approved an amount of \$100 for this organization and the matter was left to the Entertainment and Civic Recognition Committee with power to act. In 1970, when a request was received from the organization to host a Civic luncheon and visits to the Museum and Planetarium, Council arranged for complimentary tickets to visit these Civic facilities only.

The organization wishes to appear as a delegation in support of its request.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the organization's letter dated May 10, 1971, are circulated for information.)

DELEGATION REQUEST - CANADIAN COUNCIL OF CHRISTIANS AND JEWS.

Board of Administration, May 28, 1971 (Finance - 7)

11. Centennial Celebrations -
Auditorium Board

The Director of Finance reports as follows:

"This report is forwarded to City Council to obtain clarification as to the amount approved from Centennial Funds for entertainment in and around the Queen Elizabeth Theatre and Playhouse.

When considering 1971 Revenue Budget matters, City Council, on April 20th, adopted the following recommendation of the Standing Committee on Finance dated April 8, 1971:

'D. Recommended that

(a) \$1,000 be approved for Christmas Outdoor decorations on a non-recurring basis,

(b) \$2,450, from Centennial Funds appropriation, be approved for Plaza Entertainment and that, if any further funds are required, requests be referred to the Centennial Committee.'

Subsequently on the same date (April 20th) City Council dealt with an Auditorium Board request as follows:

'O. Centennial Celebrations:
Civic Theatres

Alderman Sweeney, a member of the Centennial Committee, reported on a request from the Vancouver Civic Auditorium Board for an amount of \$10,000 in connection with certain Centennial Celebrations in and around the Queen Elizabeth and Playhouse Theatres during this Centennial year. Alderman Sweeney recommended Council approve the proposed schedule of celebrations as outlined by the Vancouver Civic Auditorium Board and that an amount of \$10,000 be appropriated for this purpose from the Centennial Celebrations fund.

Moved by Ald. Sweeney,

THAT this recommendation be approved and \$10,000 be appropriated accordingly.

- Carried'

The Director of Finance requests Council clarification of the total amount approved from Centennial Funds for entertainment in and around the Queen Elizabeth Theatre and Playhouse, whether,

(a) the \$2,450 plus the \$10,000 for a total of \$12,450, or

(b) a total sum of \$10,000."

Your Board submits the foregoing report of the Director of Finance to Council for CONSIDERATION.

Board of Administration, May 28, 1971 (Finance - 8)

12. Playhouse Theatre Company -
Capital Grant Request

In a letter dated May 26, 1971, the Playhouse Theatre Company has written requesting a matching capital grant in the amount of \$25,000 on a non-recurring basis, towards purchasing a building which will become the permanent home for all Playhouse activities, with the exception of the main stage productions, which it is hoped will continue to be presented in the Queen Elizabeth Playhouse.

The organization, in its letter, gives the reasons why it feels it necessary to relocate in one building.

It is stated that the B.C. Cultural Fund Advisory Committee has agreed to assist on a matching grant basis if the Company obtains \$25,000 from the Federal Government and \$25,000 from the City of Vancouver. In submitting this request for the consideration of Council, your Board notes that earlier this year, Council approved an annual grant of \$13,655 to cover Playhouse Theatre Company rental time.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Playhouse Theatre Company letter dated May 26, 1971, are circulated for information.)

DELEGATION REQUEST - THE PLAYHOUSE THEATRE COMPANY

FOR ADOPTION SEE PAGE(S) 683, 4 & 5

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTMAY 28, 1971RECOMMENDATIONS

1. Auto Allowance - Safety Officer,
Personnel Services Department.

The Director of Finance reports as follows:

"A request has been received for an auto allowance for Denis A. Wardell, Safety Officer, Personnel Services Department, who commences employment July 2, 1971.

This employee will be required to visit employees at their place of work, hold meetings with staff on safety matters at the job location, and investigate accidents at the job site.

It is recommended that an auto allowance on the monthly basis be authorized for the position of Safety Officer, Personnel Services Department, which will be occupied by Denis A. Wardell, effective July 2, 1971."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

FOR ADOPTION SEE PAGE(S) 687

BOARD OF ADMINISTRATIONPROPERTY MATTERSMAY 28, 1971RECOMMENDATIONS1. Demolition of 371 East 6th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot C, Block 27, D.L. 200 A, Zoned - RM-3 was an advance purchase for Urban Renewal Scheme III, which has since been abandoned. The one storey frame commercial type building was used for automotive repairs. The building is vacant and was held for a possible enquiry office in the Mount Pleasant area. It is not required for this purpose now and the building is non-conforming and in poor condition, which is partly due to vandalism.

It is, therefore, recommended that the Supervisor of Property and Insurance be authorized to have the building demolished and the site levelled."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Request from Playhouse Theatre Company
Re: City-owned Lot 7, Block 56, D.L. 541
Known as 732 Homer Street

The City Solicitor and the Supervisor of Property & Insurance report as follows:

"The City purchased the subject property in the Spring of 1965 as part of the then proposed Coliseum-Convention Centre site. Effective August 1, 1965, the building was rented to the Playhouse Theatre Company on a month-to-month basis. It is situated in the block on which the Federal Government proposes to construct a high-rise office building.

In December 1970, the Crown expropriated privately-owned lands in Block 56 and commenced their negotiations with the City for the acquisition of City-owned properties within the Block.

The Playhouse Theatre Company, in a letter dated April 29, 1971, request compensation from the City in the amount of \$11,655.00 for tenants improvements, moving costs, etc., due to the fact that they will be required to give up possession of the building due to Federal Government requirements.

Negotiations are under way between the City and the Crown to arrive at a mutually acceptable settlement for the City lands within this Block and the Crown has agreed that in our dealings, compensation would be payable in accordance with the Expropriation Act. In this regard, Mr. D. H. MacLeod, Negotiator for the Crown, advises that he has already received a claim from the Playhouse Theatre Company with respect to 732 Homer Street and is endeavouring to negotiate a settlement. The City Solicitor advises that the lack of formal expropriation notice is only a technicality and that the Crown will pay compensation as if the lands have been expropriated.

It is therefore RECOMMENDED that the Playhouse Theatre Company be advised that their proper course is to deal with this matter by submitting their claim for compensation direct to the Crown.

Cont'd....

Board of Administration, May 28, 1971 (PROPERTIES - 2)

Clause 2 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the City Solicitor and the Supervisor of Property and Insurance be adopted.

DELEGATION REQUEST RECEIVED FROM THE PLAYHOUSE
THEATRE COMPANY

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
920 E.Cordova St. 5 & 6/62/181	Redevelopment Project II	John Cayer	\$ 744.00	5847/52
800 Main St. & 208 - 210 Union Street Lots 1 & 2, Block 21 D.L. 196	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	11,000.00	0172/1120
1864 West 3rd Ave. Lot 8, Blk 237, D.L. 526	Advance Purchases Demo. authorized R/C July 7/70	R.Shortreed	645.00	531/1231
914 E. Hastings St. Lot 3, Blk 65, D/L 181	Redevelopment Project I Area A.1	George Muys	1,575.00	5805/39
230-232 Main St. Lot 7, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	J. Olar	2,000.00	442/1209
250 & 250A Powell St. Lot 23, Blk. 5, D. L. 196	Provincial Courts (Vancouver) Complex	Riley Jones	690.00	442/1209
3425 McGill St. Lots 13 & 14, Blk. L, T.H.S.L. & Removal of Various Founda- tions from Lots 2 & 3, Blk. J, Lots 4 & 5, Blk. L, Lot 1, Blk. H. Lot 520, T.H.S.L.	Urban Renewal Project # 6	Litchfield Bulldozing Ltd.	2,500.00	5886/673
228 Main St. Lot 6, Block 5, D.L. 196	Provincial Courts (Vancouver) Complex	John Cayer	1,395.00	442/1209
Blk. A, Sec. 46, S.W. 1/4, T.H.S.L. - 4080 Nanaimo Street Associated Foundry Ltd.	Replotting Special Blue Report R/C Apr.5/71	Johnston Terminals Ltd.	22,235.00	Contingency Reserve

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for Information.

Board of Administration, May 28, 1971 (PROPERTIES - 3)

RECOMMENDATIONS

4. Acquisition for Replotting - S.E. Sector
3636 East 55th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 23, Blks. 1 to 3, D.L. NE $\frac{1}{4}$ 335, 3636 East 55th Avenue, is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

These premises comprise a one-storey full basement frame dwelling with a main floor area of 1,275 sq. ft. erected in 1951 on a lot 110' x 182', zoned RS-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco and wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. Part of the basement is used as a drive-in garage. The dwelling, which is occupied by the owner, is in need of decorating and some finishing of the bedroom floors. However, it is structurally sound and may be suitable for sale for removal when vacant.

Negotiations with the representative acting for the owner confirm that he is prepared to sell for the sum of \$45,000.00, as of May 31, 1971, subject to the owner retaining rent-free possession to November 30, 1971. As part of this transaction, the owner is to rent the dwelling at \$100.00 per month, commencing December 1, 1971, until such time as the City requires the land. It is noted that the above price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$45,000.00 on the foregoing basis chargeable to Code #4906/266 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Replotting - S.E. Sector
3642 East 55th Avenue

The Supervisor of Property and Insurance reports as follows:

"W $\frac{1}{2}$ & E $\frac{1}{2}$ of Lot 24, Blocks 1 to 3, D.L. NE $\frac{1}{4}$ 335, 3642 East 55th Avenue is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

These premises comprise a one-storey full basement frame dwelling with a main floor area of 1,040 sq. ft. erected in 1954 on a lot 55' x 182', plus an additional lot 55' x 182', both zoned RS-1. The dwelling contains 5 rooms and 5 plumbing fixtures, has a patent shingle roof, stucco and wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. Part of the basement is used as a drive-in garage. This dwelling is in good condition and may be suitable for sale for removal when vacant.

Negotiations with the representative acting for the owner confirm that he is prepared to sell for the sum of \$45,000.00 as of May 31, 1971, subject to the owner retaining rent-free possession to November 30, 1971. As part of this transaction, the owner is to rent the dwelling at \$100.00 per mo., commencing December 1, 1971, until such time as the City requires the land. It is noted that the above price is considered to be fair and equitable.

Cont'd....

Board of Administration, May 28, 1971 (PROPERTIES - 4)

Clause 5 Cont'd.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of \$45,000.00 on the foregoing basis, chargeable to Code #4906/265 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Sales: Residential
Champlain Heights

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer.

re: Lots 9 & 10, D.L. 334, Group 1, N.W.D.
Plan No. 13993, Situated South of 54th
Ave. & West of Doman St. (Sites 7 & 8,
Champlain Heights.) Zoning CD-1; Garden
Apartment and Town House.

<u>Name</u>	<u>Lots</u>	<u>Approximate Size</u>	<u>Sales Price</u>	<u>Terms</u>
Dawson Developments Limited	9 & 10	2.471 acres	\$162,000.00	City Terms @ 9%

Conditions:

- (1) The date of sale to be 90 days from the date that City Council approves the sale or the date of the issuance of the development permit, whichever is the sooner.
- (2) The purchaser will grant to the City of Vancouver an option to repurchase the land at the sale price, which option will be exercised if development is not started within 18 months.
- (3) Prospective purchasers are required to first satisfy themselves respecting the stability of the soil.
- (4) A 10' easement is required over the South boundary of Lot 10, D.L. 334, Group 1, N.W.D. and over the Northerly boundary of Lot 9, D.L. 334, Group 1, N.W.D. The purchaser is required to enter into the necessary easement agreement.

Cont'd....

Board of Administration, May 28, 1971 (PROPERTIES - 5)

Clause 6 Cont'd.

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 83 & 84, D.L. 339, Plan 13659
S/S 53rd Avenue betn. Tyne & Toderick Sts.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Henry Harder	83	50 x 118.85' 80 111.02'	\$14,500.00	City Terms @ 9%	
Henry Harder	84	55 x 111.02' 70 110'	\$14,500.00	City Terms @ 9%	

re: Lots 7, 8 & 19, D.L. 339, Plan 13659
S/S 49th Avenue East of Tyne Street.

Krause Bros. Constr. Limited	7	42.5 x 120' 38.25	\$12,500.00	City Terms @ 9%	1. Bulkhead agreement 1' above lane. 2. Public Utility Easement along the easterly boundary as shown on Engineering Dept. Plan No. LF 5359.
Krause Bros. Constr. Limited	8	42.5' x 120 38.25	\$12,500.00	City Terms @ 9%	1. Bulkhead agreement 1' above lane. 2. Public Utility Easement along the westerly boundary as shown on Engineering Dept. Plan No. LF 5360.
Frank Durante	19	43.5' x 120 39.95	\$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane.

7. Sales: Commercial

RECOMMENDED that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot 2, Block 170, D.L. 264A
Plan 14017 Situated S/W Corner
13th Ave. & Commercial Drive -
Zoning: C--2, Commercial

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Beedie Constr. Ltd.	2	101' x 122'	\$55,040.00	City Terms @ 9%	Subject to a bulkhead agreement.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 13, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, May 13, 1971, at approximately 2:30 p.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Broome, Linnell, Phillips,
Rankin, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Hardwick

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Gastown/Chinatown
Goals and Objectives

At the previous meeting of the Committee the Director of Planning and Civic Development by way of a report reference advised the Committee of studies and reports in progress, and also advised that these reports would be submitted to the Committee from time to time. At this meeting of the Committee a report "Gastown/Chinatown Goals and Objectives" of the Board of Administration dated May 7, 1971, was submitted to the Committee.

The Committee discussed the report and the information given at the last meeting and

RECOMMENDS that the goals and objectives contained in the Board of Administration report dated May 7, 1971, re Gastown/Chinatown be approved in principle as a basis for further studies, and

FURTHER RECOMMENDS that the Director of Planning and Civic Development be instructed not to employ an economic consultant for the Gastown studies.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 2
MAY 13, 1971

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

2. Britannia Community Services Centre

Previously arrangements had been made for City Council to meet with the Honourable Minister of Municipal Affairs, re the urban renewal aspects of the Britannia Community Services Centre project. The Honourable Dan Campbell, Minister of Municipal Affairs, was present at this meeting of the Committee.

The Chairman introduced the Minister to the meeting and requested the Minister's comment on the topic of urban renewal funding assistance for the development of the Britannia Community Services complex. The Minister noted the information submitted in response to his request of March 22 re the rehousing and relocation of persons displaced by this project, and the Supervisor of Property and Insurance reported orally on the matter. It was noted that in the period surveyed there were 103 units of available housing in the area of the Community Services Centre.

The Minister reviewed the history of urban renewal partnerships and activities and referred to the \$3½ million which had been allotted after the lifting of the urban renewal "freeze" to British Columbia, and the problems that the allocation of such funds presented to the Provincial Government. The Minister noted the differing approach which was being taken by the Federal Government in the matter of urban renewal, and made reference to the Strathcona Rehabilitation project which had been granted \$2½ million of the \$3½ million allocated to B.C. The Minister spoke to the Committee of other projects in the Province and referred to the New Westminster project, now withdrawn, and the project being developed in the City of Victoria.

The Minister noted the present status of the planning for the Britannia Community Services Centre and that the funds, \$1 million, requested from the Federal Government by the City appeared to be, at the moment, greater than the immediate and foreseeable need. The Minister noted that the final project planning for Britannia had not been completed, but agreed with the development of the first stage and advised the Committee that he was prepared to recommend to the Federal Government the allocation of the remaining uncommitted \$1 million of Federal urban renewal funds in the following manner:-

\$500,000 to the project presently being planned in Victoria;
\$500,000 for the Britannia Community Services Centre Stage I.

The Minister noted that this \$500,000 would be increased by the \$250,000 contribution of the Provincial Government, and the \$250,000 contribution from the City of Vancouver. The Minister suggested this would be reasonable funding for the requirements of Stage I.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 3
MAY 13, 1971

Clause 2 Continued

The Minister also noted that the \$2½ million which had been allocated to the Strathcona Rehabilitation Project was not a firm figure as this was a "pilot project" and exact costs were difficult to determine. The Minister suggested that he had been advised by the Honourable Robert Andras that the Federal Government would offer no objection to transfer of funds from project to project, particularly the Strathcona Project because of its indeterminate cost.

Trustee Scott of the Board of School Trustees District Number 39 (Vancouver), Commissioner Helen Boyce of the Board of Parks and Public Recreation, and Mr. Enzo Guerriero of ATTAC (the organization directly involved with the residents of the area) spoke to the meeting in support of the development of the Britannia Community Services complex.

The Minister stressed the need for proceeding with acquisitions and the development of a timetable for the overall project.

The Chairman submitted as a formal request a letter from His Worship the Mayor dated May 11, 1971, and other materials prepared to support the City's request.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 691